

# Roof Inspection Checklist

A roof inspection checklist covering shingles, flashing, gutters and interior signs of damage.

## Before You Start (Safety)

- Inspect from the ground with binoculars whenever possible
- Use a stable ladder on firm, level ground with a spotter  
Never inspect a wet, icy or steep roof yourself
- Choose a dry, calm, daylight day for the inspection
- Hire a licensed roofer to climb steep, high or damaged roofs
- Keep a notepad or phone to photograph problem areas

## Shingles & Roof Surface

- Look for missing, cracked, curling or buckling shingles
- Check for bald spots where granules have worn away
- Note any sagging or uneven areas in the roofline
- Look for moss, algae or dark streaks that trap moisture
- Check ridge caps and hip shingles for damage
- Watch for lifted shingles after high winds

## Flashing & Penetrations

- Inspect flashing around chimneys for rust, gaps or lifting
- Check flashing and boots around vent pipes and skylights
- Look at valleys where roof planes meet for debris and wear
- Confirm sealant around penetrations is intact, not cracked
- Check the chimney cap, crown and mortar for damage

## Gutters & Drainage

- Clear leaves and debris from gutters and downspouts
- Check gutters for granules washed off the shingles  
Lots of granules can signal aging shingles
- Confirm gutters are secure and sloped toward downspouts
- Make sure downspouts carry water away from the foundation
- Look for sagging or separating gutter sections

## Attic & Interior Signs

- Check the attic for daylight coming through the roof deck
- Look for water stains, dampness or mold on rafters and decking
- Check that insulation is dry and not compressed by leaks
- Confirm attic ventilation is unblocked to prevent moisture
- Inspect ceilings and upper walls indoors for water stains

## After Storms

- Look for impact dents or cracks from hail
- Check for shingles lifted or torn off by wind
- Clear fallen branches and debris from the roof and gutters

- Inspect the attic for new leaks within a day or two of the storm
- Document damage with photos before filing an insurance claim