

Roof Inspection Tips

Step 1: Walk around your home's exterior, inspecting the roof from the ground for signs of damage, sagging, and aging. Take notes of any possible problem areas, or areas in need of closer inspection.

Step 2: Identify areas with moss, algae, and piles of leaves – these areas are notorious for causing costly leaks and water damage.

Step 3: Keep your eye out for buckled and curled shingles! Hot air from attics often cause shingles to buckle and curl away from the home, putting your roof and home at great risk for weather damage and poor roof ventilation.

Step 4: Look for missing, damaged, and aged shingles – this is the leading cause of roof damage. Missing shingles = direct exposure to inclement weather, plus, they are an eyesore!

Step 5: It is very important to clean your gutters and roof overhangs and maintain your downspouts! As you're performing these essential tasks, make note of open joints and signs of rot, as those are typical indicators of larger issues.

Step 6: Look closely for granule loss (texture on shingles). Granule loss indicates that shingles have aged or have been affected by severe weather, and are no longer protecting your home against damaging storms. If you find that your shingles are no longer texturized, it's time to replace!

Step 7: Grab Your Ladder! While on top of your roof, inspect your counter flashing. Counter flashing is a metal, waterproof strip installed over areas in need of additional moisture protection. When inspecting, note damaged, cracked, and shrinking sealant around the edges of the counter flashing. If you find that the seal has deteriorated, your roof and attic will be highly vulnerable to water damage.

Step 8: Does your home have an attic? If not, you're done! If your home does have an attic, look for signs of water penetration under the roof.