

Roof Checklist

- 1) Viewed From** Ground With Binoculars Walked On Ladder View Not Visible¹
- 2) No Access** **Problem;** Too Steep / Height / Ice / Snow, Rain, Leaves, Moss / Risk of Damage to Roof / Hazardous to Inspector / Weak Structure No Support(s) Post Go Below Grade, & are Susceptible to Rot, Monitor Routinely
- 3) Roofing Material(s)** Multiple Layers Inadequate Overhang Previous Repairs (Monitor) Not Properly Installed
- a) Asphalt / Fiberglass** Ok 3 Tab Architectural Strip Interlocking Other _____
 Problem; Missing Shingles, Tabs / Eroded / Cracking / Curling / Lifting / Not Sealing / Nail Pops / Amateur, Sloppy Workmanship / Torn Exposed Matrix / Crooked Rows / Crooked Slots / Blown Off / Pitch Inadequate, Susceptible to Leaks (Monitor, replacement may become necessary) **Caps / Hips** **Problem;** Eroded / Failing / Nearing End of Life / Curling Up / Amateur, Sloppy Workmanship / Crooked Rows
- b) Wood;** Ok Shingles Split Shakes Problem; Exposed Felt Between Shingles May Lead to Premature Shingles Failure **Problem;** Missing Shingles / Curling / Lifting / Splitting / Rotted / Felt Rot / Covered with Moss / Improper Installation / Crooked Rows / At or Nearing End of Life / Daylight Visible in Attic at Shingles / Pitch Inadequate Susceptible to Leaks / Amateur, Sloppy Workmanship **Caps** Ok Problem; Splitting / Failing / Susceptible to Leak / Crooked Rows / No Visible Water Barrier / Amateur, Sloppy Workmanship
- c) Flat** Ok Rubber Asphalt / Mineral Built-up Smooth Built-up Gravel PVC Other _____ **Problem;** Buckled / Improper Installation / At or Nearing End of Life / Ponding of Water / Inadequate Runoff / Amateur, Sloppy Workmanship
- d) Metal** Ok Aluminum Anodized Galvanized Copper Painted, Coated (unknown material) **Problem;** Rusted / Damaged / At or Nearing End of Life / Needs Recoating of Sealant / Loose / Amateur, Sloppy Workmanship
- e) Slate / Tile** Ok Problem; Cracking / Missing Tiles / Eroded / Loose Tiles / Previous Repairs Observed / At or Nearing End of Life
- 5) Flashing** Aluminum Copper Roofing Material Steel Missing (Proper Installation Required)
- a) Valley(s)** **Problem;** Reversed Lap, Improper Weave (Susceptible to leak) / Poor Condition / Flashing Rusted / Previous Repairs / Failing
- b) Chimney(s)** **Problem;** Improper Installation / Failing / Loose / Susceptible to Leak / Rusting / Missing / Only Caulking / Needs Caulking
- c) Step / Apron** **Problem;** Improper Installation / Failing / Loose / Susceptible to Leak / Rusting / Missing / Only Caulking / Needs Caulking
- d) Plumbing Vent** **Problem;** Improper Installation / Failing / Loose / Susceptible to Leak / Rusting / Missing / Only Caulking / Needs Caulking
- 6) Skylights # _____** Glass Plastic Operable Self Flashed Amateur Fabrication, (Susceptible To Leaking) **Problem;** Cracked / Fogged / Leaking / Trapped Condensation / Previous Repairs / Improper Installation / Amateur, Sloppy Workmanship
- 7) Ventilation** N/A Ridge Power Turbine Gable Soffit Other _____
 Problem; Missing End Plugs / Damaged / Leaking / Secure and Seal Properly / Inadequate (Updating Recommended to Extend Life of Roofing Material)
- 8) Structure** Adequate **Problem;** Frame Bouncy / Sheathing Weak / Visible Rot / Exposed Sheathing / Sagging / Bulge / Irregular
- a) Ridge(s), Hip(s), Valley(s)** Ok **Problem;** Sagging, (Further Structural Evaluation Required) / Bulge / Irregular / Hump / Weak Sheathing
- 9) Miscellaneous** Clean Debris From; Gutters / Roof / Valleys Trim Tree Branches Back From Roof (Damage is or may be occurring)

● **Additional Comments** * Severe weather conditions may cause a leak on a roof that appears adequate. The Client should have roofs which are restricted to the Inspector reinspected by a licensed roofer. Roofs and their components may require routine maintenance. ¹ Recommend Reinspection by Roofer.

Visible Leaks At Or Nearing End Of Life Replacement / Repairs Required Amateur Work Various Ages