

Roofing Self-Inspection Checklist





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NOTES:

THANK YOU FOR DOWNLOADING THIS ROOFING GUIDE.

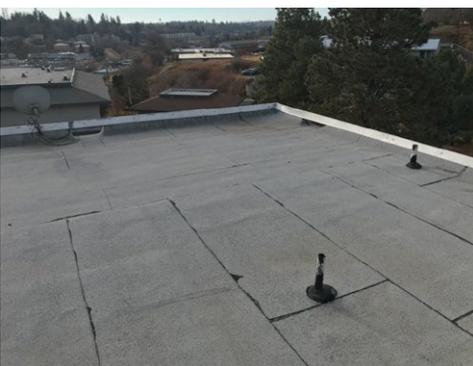
You're making a smart decision by taking the time to make sure your home is protected. Water damage and other complications from damaged roofs are an unwelcome guest in anyone's home. This guide will show you the basics of inspecting your roof, plus, you'll get a handy checklist you can print out or look through as you check your roof.

When you've read this guide, you'll learn:



If your home has a pitched roof:

- How to identify shingle type and quality.
- How to identify common signs of wear.
- What to look for in your gutters.
- What roofing issues can be seen from inside your home.
- What additional issues to check for.
- If your home would benefit from a professional inspection.



If your home has a flat roof:

- Why standing water on your roof is a bad sign.
- How to care for roof drains.
- The importance of seals around roof openings.
- Why typical chimney flashings are inadequate.
- What additional issues to check for.
- If your home would benefit from a professional inspection.

If you notice any issues while checking out your roof, or if you have any questions, please don't hesitate to call us. We're always happy to help our community!

IF YOU HAVE A PITCHED ROOF:

1. Inspect the roof for missing, cracked, bald, or curled shingles.

Visually inspect your roof from the ground (using binoculars if you have them) for any overt damage. Missing shingles can expose the water barrier underneath that protects the wooden base layer of your roof.

2. Identify the type of shingle you have.



The photo to the left shows a 3-tab shingle roof. 3-tab shingles have been on the decline in popularity, they give roofs a “flat” look and wear out more quickly due to being made from a thinner material. 3-tab shingle roofs generally last 15-18 years.



This second photo shows our favorite shingle, GAF Timberline® HD Architectural shingles. Because these add depth and dimension to your roof, you may see them referred to as “dimensional shingles.”

Architectural shingle roofs like this generally last 24-30 years. However, as a GAF Certified Contractor, our roofs are fully warrantied against manufacturer defects for 50 years.

3. Scan the roof for loose material, popped nails, damaged vent gaskets, or wear around chimneys and flashing.

Aging roofs may show some of these signs, which can lead to bigger problems if they aren't corrected. Flashing is a metal piece that bridges the gap between the roof and vertical surfaces such as chimneys, pipes, skylights and vents. Most roof leaks occur at flashing locations, so keep a keen eye on these.

4. Keep an eye out for shingle granules piling up in your gutters.



If they pile up, or cover the bottom of the gutter, the shingles are wearing out. These granules protect your shingles from UV rays, when they've worn off you may see dark patches or a "dirty" look to your roof. If you're looking at your roof from the ground, check at the bottom of your downspouts as well and make sure water is draining properly.

5. While looking at your gutters, ensure that they are not clogged and are draining properly.



Algae or moss growing around gutter connections signal that the gutters are clogged. Clogged gutters can overflow, causing water damage to the wooden edge of your roof. When ignored, water often destroys the wood behind the gutters. This can be very costly to replace without disturbing the roof.

6. Check your chimney for signs of wear, missing, or damaged flashing.



Vents, chimneys, and any other fixture leading into the roof should have a watertight seal around it called flashing. Pipes will have either a metal flashing that is sealed to the pipe, or a rubber “roof boot” surrounding it. Flashing on chimneys is typically made with a metal plate that should be firmly fastened to the masonry.

We take our chimney flashings a step further, and here’s why.

The wood in your home’s framing expands and contracts slightly with seasonal changes in temperature and moisture levels. This causes your roof to shift slightly over time.

Older chimney flashing connects your roof directly to the side of the chimney. This is an incorrect way to connect flashing. As your roof shifts the flashing starts to pull away from the chimney, and you end up with a gap where water runs into your home.

To fix this, we install two layers of flashing that move independently to account for this expansion and contraction of the home. The first layer connects directly to the roof. The second layer is called counterflashing. It is sealed to the chimney masonry and overlaps the primary flashing. You end up with two interlocking pieces that allow for roof movement and keep a watertight seal between them.

Almost 80% of roofs we inspect have improperly installed chimney flashing!

Small details like this have a surprisingly big effect on the lifespan and durability of your roof. Because they don't cause big leaks right away, they can be easily overlooked until they cause massive damage down the road.

6. Take a look in your attic to ensure that all bath and kitchen fan vents are fully sealed and vented outside the house.

This is missed on a lot of home inspections and is the number one cause of mold in attics. Usually the roof deck is left in place and new roofing is installed on top. If moisture or mold has deteriorated the wood roof deck already, you'll likely need to replace both the roof and decking completely.

7. As you scan your attic, look for any places the roof deck is sagging.

Look for any signs of water damage (like streaks or stains) and for outside light showing into the attic. These are all locations of active damage to your house and should be corrected as soon as possible.

8. You'll also want to check for:

- Light coming through the roof into the attic - this is an obvious sign that your roof's integrity has already been compromised.
- Dripping water in the attic. If there's enough water to drip, it is likely that other issues like mold or wood rot are present.
- Black spots or water marks on wood inside the attic. This may be mold or mildew caused by moisture in your attic.
- High moisture or high temperatures in your attic can point to inadequate ventilation.
- A high energy bill. Inadequate roofing ventilation can cause your heating and cooling system to work harder and use more electricity.



THE ROOFERS YOU CAN TRUST!
(208) 301-6173

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PITCHED ROOF INSPECTION CHECKLIST

WHEN YOU LOOK AT YOUR ROOF, DO YOU SEE:

OUTSIDE OF YOUR ROOF:	YES	No	UNSURE
Missing shingles			
Cracked or curled shingles			
Bald shingles			
Damaged flashing around chimneys or vents			
Clogged gutters			
Sagging sections of the roof			
Tree branches rubbing on your roof			
Roof patches			
Dark or discolored patches			
INSIDE OF YOUR ATTIC:	YES	No	UNSURE
Light coming in from outside			
Dripping water			
Black spots on wood or insulation			
Water marks on wood			
Mold or mildew smells			
INSIDE YOUR HOME:	YES	No	UNSURE
Broken seals around vents exiting your home			
Water stained or discolored drywall			
Higher than usual energy bills			

IF YOU SEE ANY OF THESE SIGNS OR HAVE ANY QUESTIONS ABOUT YOUR ROOF, CALL US TODAY AT (208) 301-6173 FOR A PROFESSIONAL OPINION.

IF YOU HAVE A FLAT ROOF:

1. Check for standing water on your roof.

The best time to inspect your roof is 2 days after a rainfall. After 48 hours, all water should be cleared from your roof. Clogged drains and sagging areas of the roof deck often cause water to pool. If it hasn't rained recently, that's okay - there are plenty of other things to check for while you're up there.

2. Remove leaves and any other debris.

Debris can clog drains or block water flow and drainage. Removing debris will give you a clear view of the roofing material as you check for other issues. If you have trees, make sure that branches aren't scraping against your roof. Branches can wear down or puncture roofing material.

3. Check your roof drain or scupper for obstruction.



Your home may have a roof drain that leads into the building, or a scupper that hangs off the side of the building. Both of these can become clogged and slow or stop draining of water. The longer water sits on your roof, the greater the chances are that it will find a way into your home.

4. Make sure your scupper is attached properly.



This is a scupper. A scupper collects water and diverts it to a downspout off of the side of your building. You should check your scupper for any built up leaves or debris that can block the flow of water.

You'll also want to make sure that your scupper is secured to the building and the top edge isn't much higher than the level of your flat roof. This will allow emergency water overflow in case of heavy rainfall.

Finally, make sure that the gap between the wall and the pipe or roof exit leading into the scupper is sealed. The extra water flow here can wear out seals earlier than the rest of your roof.

5. If your flat roof is covered in gravel, make sure it is distributed evenly.

The gravel on your roof covers and protects the membrane underneath. If that membrane is exposed it wears down prematurely and can lead to leaks.

6. Check the flashing and seals around roof entrances.



Vents, chimneys, and any other fixture leading into the roof should have a watertight seal around it called flashing. Pipes will have either a metal flashing that is sealed to the pipe, or a rubber "roof boot" surrounding it. Flashing on chimneys is typically made with a metal plate that should be firmly fastened to the masonry.

While most homes with flat roofs have exterior chimneys, you'll want to pay extra attention to your chimney if it enters into your home.

Your home expands and contracts with seasonal changes in temperature and moisture levels. Because most older flashing connects the chimney directly to the roof, as your roof moves the flashing will start to tear away from the roof.



This results in a gap between the chimney and flashing where water runs into your home.

Almost 80% of roofs we inspect have poorly installed chimney flashing!

Small details like this have a surprisingly big effect on the lifespan and durability of your roof. Because they don't cause big leaks right away, they can be easily overlooked until they cause massive damage down the road.

7. Look for cracks or punctures on your roofing material.

Many types of flat roof materials will start to crack and show wear over time. This is the most obvious sign that your roof is older and would benefit from a professional inspection.

8. You'll also want to check for:

- Water spots or discoloration of drywall inside your home.
- Sagging areas of the roof.
- Bumps underneath your roofing material. This indicates that insulation underneath is damaged and has pulled away from the surface of the roof.
- Loose downspouts on the side of your home.



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FLAT ROOF INSPECTION CHECKLIST

WHEN YOU LOOK AT YOUR ROOF, DO YOU SEE:

CHECK YOUR ROOF DECK:	YES	No	UNSURE
Pooling water			
Leaves or other debris			
Branches rubbing against your roof			
Sagging areas of the roof			
Bumps under roofing material			
Bald patches of gravel on a gravel roof			
CHECK YOUR PIPES, DRAINS, AND FLASHING:	YES	No	UNSURE
Clogged roof drain			
Clogged scupper			
Slow draining water			
Scupper isn't secure against the roof			
Scupper edge is too high			
Roof edge seal is broken			
Punctured or cracked pipe flashing			
Loose chimney flashing			
CHECK INSIDE YOUR HOME:	YES	No	UNSURE
Water spots or discolored drywall			
Broken vents around seals			
Vents are venting into attic instead of outside			

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