

Homeowner Roof Inspection Checklist

A spring and fall walk-around you can do from the ground, the gutters' ladder line and the attic. Note what you find; call a roofer for anything on the roof itself.

Address	_____	Date	_____
Season (spring / fall / after storm)	_____	Roof age (years)	_____
Roof type	_____	Inspected by	_____

Safety: do this inspection from the ground (binoculars help), from a secured ladder at the gutter line, and from inside the attic. Leave walking the roof to a roofer with fall protection.

From the ground

- | | |
|--|---|
| ☐ Missing, cracked, curled or cupped shingles | ☐ Flashing at chimney and walls in place |
| ☐ Bald patches or heavy granule loss | ☐ Pipe boots intact, not cracked |
| ☐ Dark streaks or moss on shaded slopes | ☐ Tree limbs touching or over the roof |
| ☐ Sagging ridge or dips between rafters | ☐ Dents on vents/gutters after hail |
| ☐ Lifted or missing ridge cap | ☐ Debris piled in valleys |

At the gutters and edges

- | | |
|--|--|
| ☐ Gutters clear and draining | ☐ Fascia and soffit free of rot or stains |
| ☐ Granules collecting in gutters or at downspouts | ☐ Downspouts discharge away from the house |
| ☐ Drip edge straight and fastened | ☐ Ice-dam marks (stained fascia) after winter |

Inside the attic

- | | |
|--|---|
| ☐ Daylight through the roof deck | ☐ Insulation dry and level |
| ☐ Water stains or damp sheathing | ☐ Soffit vents not blocked by insulation |
| ☐ Rusty nail tips or frost on nails in winter | ☐ Bath / kitchen fans vent outside, not into the attic |
| ☐ Musty smell, mold on rafters | ☐ Ceiling stains in rooms below |

Findings log

Where	What I saw	Photo #	Action / who	Done

Call a roofer promptly for active leaks, sagging decks, widespread missing shingles, storm or hail damage (for an insurance claim) and any flashing that has pulled away.