CLEANROOFING
SAFETY, INTEGRITY, KNOWLEDGE

# Roof Inspection Checklist PDF

Regular roof inspections help detect early signs of roof damage such as missing shingles, flashing issues, drainage problems, and structural deterioration. This checklist helps homeowners and roofing professionals evaluate roof condition and prevent costly repairs.

## INSPECTION INFORMATION

Property Information

Property Address: _____

City / State: _____

Inspection Date: _____

Inspector Name: _____

Roof Type:

☐ Asphalt Shingle
☐ Metal Roof
☐ Tile Roof
☐ Flat Roof
☐ Other: _____

Roof Age: _____

Weather Conditions During Inspection:

☐ Sunny
☐ Rainy
☐ Windy
☐ Cloudy

## GENERAL ROOF CONDITION

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Roof appears structurally sound | ☐ | ☐ | _____ |
| Signs of roof sagging | ☐ | ☐ | _____ |
| Evidence of leaks | ☐ | ☐ | _____ |
| Roof surface debris present | ☐ | ☐ | _____ |
| Vegetation or moss growth | ☐ | ☐ | _____ |
| Visible physical damage | ☐ | ☐ | _____ |

## ROOF MATERIAL CONDITION

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Missing shingles | ☐ | ☐ | _____ |
| Cracked or curled shingles | ☐ | ☐ | _____ |
| Granule loss on shingles | ☐ | ☐ | _____ |
| Rust or corrosion (metal roofs) | ☐ | ☐ | _____ |
| Loose fasteners | ☐ | ☐ | _____ |
| Damaged roof tiles | ☐ | ☐ | _____ |

## FLASHING & PENETRATIONS

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Chimney flashing secure | ☐ | ☐ | _____ |
| Vent pipe flashing intact | ☐ | ☐ | _____ |
| Skylight flashing sealed | ☐ | ☐ | _____ |
| Roof valley flashing condition | ☐ | ☐ | _____ |
| Sealants around penetrations intact | ☐ | ☐ | _____ |

## GUTTERS & DRAINAGE

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Gutters free of debris | ☐ | ☐ | _____ |

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Downspouts properly attached | ☐ | ☐ | _____ |
| Water drains away from building | ☐ | ☐ | _____ |
| Roof drains unclogged | ☐ | ☐ | _____ |
| Evidence of ponding water | ☐ | ☐ | _____ |

## ROOF STRUCTURE & DECK

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Roof decking stable | ☐ | ☐ | _____ |
| Soft spots detected | ☐ | ☐ | _____ |
| Signs of wood rot | ☐ | ☐ | _____ |
| Rafters or trusses intact | ☐ | ☐ | _____ |

## ATTIC / INTERIOR INSPECTION

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| Water stains on ceiling | ☐ | ☐ | _____ |
| Mold or mildew present | ☐ | ☐ | _____ |
| Wet insulation | ☐ | ☐ | _____ |
| Proper attic ventilation | ☐ | ☐ | _____ |
| Daylight visible through roof boards | ☐ | ☐ | _____ |

## ROOFTOP EQUIPMENT

| Inspection Item | Yes | No | Notes |
|---|---|---|---|
| HVAC units secured | ☐ | ☐ | _____ |
| Satellite dishes stable | ☐ | ☐ | _____ |
| Antennas properly installed | ☐ | ☐ | _____ |
| Equipment supports stable | ☐ | ☐ | _____ |

## FINAL INSPECTION SUMMARY

**Overall Roof Condition**

☐ Excellent
☐ Good
☐ Fair
☐ Poor

**Recommended Actions**

☐ No repairs needed
☐ Minor repairs recommended
☐ Major repairs required
☐ Roof replacement recommended

Inspector Notes:

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## MAINTENANCE TIPS

- Schedule roof inspections once per year.
- Inspect roof after storms or heavy wind.
- Keep gutters clean and debris-free.
- Trim tree branches near the roof.
- Address minor issues immediately to prevent costly repairs.

## Need a Professional Roof Inspection?

Clean Roofing provides:

✓ Professional roof inspections
✓ Roof repairs and maintenance
✓ Storm damage assessment
✓ Residential & commercial roofing services

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