



Roof Inspection Checklist

What a dedicated roofing inspection covers, beyond a ground-level home-inspection check

Use this checklist when you inspect your own roof, or to know what to expect from a professional inspection. Check items as you go — anything unchecked is worth a closer look.

1. Shingle & Membrane Surface Condition

- ☐ No curling, cracking, or blistering across the roof field
- ☐ No granule loss or bald spots on asphalt shingles
- ☐ No visible impact bruising or cracked tiles from hail
- ☐ Shingle or membrane edges remain properly sealed, not lifting

2. Flashing & Penetrations

- ☐ Chimney flashing is intact with no visible gaps
- ☐ Vent boots are pliable, not cracked or dried out
- ☐ Skylight flashing is fully sealed around the frame
- ☐ Valley flashing is free of rust, lifting, or exposed nail heads

3. Gutters & Drainage

- ☐ Gutters are securely attached with no visible sagging
- ☐ No granule buildup or debris clogging the gutter line
- ☐ Downspouts direct water at least 3–5 feet from the foundation
- ☐ No standing water remains on flat or low-slope sections after rain

4. Attic Inspection

- ☐ No daylight visible through the roof decking
- ☐ No moisture staining on rafters, decking, or insulation
- ☐ Ventilation appears adequate — both intake and exhaust paths clear
- ☐ Insulation is not compressed, wet, or showing signs of past leaks

5. Structural Signs

- ☐ Roofline appears straight, with no visible sagging
- ☐ Decking feels solid underfoot — no soft or spongy spots
- ☐ Any past repairs look properly finished, not patched-and-forgotten

Why this goes further than a home-purchase inspection

Per InterNACHI's Standards of Practice, general home inspectors aren't required to walk on roof areas they judge unsafe — so a home-purchase inspection is often a ground-level or eave-level visual check. This checklist reflects what a dedicated roofing inspection covers instead: direct roof access, close flashing checks, and attic entry.

Want a professional to check these for you?

Free inspection, photo-documented, no pressure — request an inspection at timberwolfconstruction.com or call 505-226-1101.