

Roofing Inspection Checklist

Checklist · 25 items · 8 sections

A roofing inspection twice a year (spring and fall) can catch small problems before they become expensive repairs. This checklist covers everything a thorough roof inspection should include: exterior shingles, gutters, flashing, soffit, ventilation, and interior warning signs.

Open the editable, AI-powered version online:

<https://genechecklist.com/checklist/roofing-inspection-checklist>

SHINGLES & SURFACE

- Check for missing, cracked, curling, or buckling shingles
HIGH
- Look for granule loss: check gutters for excessive granule buildup
HIGH
Heavy granule loss means shingles are near end of life: typically 20–30 years
- Check for bald spots where granules are completely worn away
HIGH
- Inspect for moss, algae, or lichen growth
- Check roof valleys (where two slopes meet) for damage or debris
HIGH
- Check ridge cap shingles at the very top of the roof
HIGH

FLASHING

- Inspect all roof flashing: chimney, vents, skylights, and walls
HIGH
- Check for gaps, rust, or lifting on metal flashing
HIGH
- Inspect chimney flashing for separations or missing sealant
HIGH

GUTTERS & DRAINAGE

- Clean gutters: remove leaves, debris, and check for proper water flow
HIGH
- Check gutters for cracks, rust, or separated seams

HIGH

- Verify downspouts direct water at least 6 feet away from foundation

HIGH

- Check gutter hangers and brackets are securely attached

SOFFIT, FASCIA & EAVES

- Inspect fascia and soffit boards for rot, cracks, or damage

HIGH

- Check soffit vents are open and not blocked by insulation or debris

HIGH

VENTILATION

- Inspect attic for adequate ventilation: ridge vents and soffit vents

HIGH

- Check attic for signs of moisture, condensation, or mold

HIGH

- Ensure attic insulation is not blocking soffit vents

INTERIOR SIGNS OF DAMAGE

- Check interior ceilings for water stains or discoloration

HIGH

- Inspect attic for daylight visible through roof boards

HIGH

- Check around skylights and chimney inside for water intrusion

HIGH

PENETRATIONS & FEATURES

- Inspect all roof penetrations: plumbing pipes, exhaust fans, HVAC

HIGH

- Check rubber boots around pipe penetrations for cracking

HIGH

ASSESSMENT

- Note approximate roof age and when it was last replaced
- Document findings with photos from ground level or drone if possible