Roofing

Roofing inspection checklist

A consistent inspection makes a stronger estimate and a cleaner insurance file. Walk the same list on every roof, and photograph as you go.

1 Before you climb

- [ ] Ask what the homeowner noticed: leaks, stains, missing pieces, the date of the storm.
- [ ] Note roof age, material and number of layers if known.
- [ ] Check conditions and use fall protection. Skip the climb if it isn't safe.

2 From the ground

- [ ] Wide photo of every slope, with the house number in one shot.
- [ ] Sagging lines, missing or lifted shingles, debris.
- [ ] Gutters and downspouts: attached, clear, draining away from the house.

3 On the roof

- [ ] Shingles or tiles: cracks, curling, granule loss, hail or wind marks (mark and photo a test square).
- [ ] Flashing at chimneys, walls, skylights and valleys.
- [ ] Pipe boots and vents: cracked rubber, rust, loose fasteners.
- [ ] Ridge and soft spots in the deck when you walk.

4 Attic and inside

- [ ] Water stains, daylight through the deck, wet insulation.
- [ ] Ventilation: intake and exhaust both present and clear.
- [ ] Ceiling stains in rooms below, with a photo of each.

5 Before you leave

- [ ] Measure or order measurements, and note pitch and stories.
- [ ] Show the homeowner two or three photos and explain what you found.
- [ ] If there's a claim: note the carrier and claim number, and the adjuster visit date.
- [ ] Tell them when the estimate will arrive.

The 360 roofing pack keeps inspection photos, claim numbers and adjuster dates on the job, and moves claims through their own stages.

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