

# SHINGLE ROOF INSPECTION CHECKLIST

Date of Inspection:	
Inspector's Name:	
Location:	
Weather Conditions:	

## 1. General Roof Condition

### Roof Age

- 0-5 years
- 5-10 years
- 10-20 years
- 20+ years

### Roof Pitch

- Low slope
- Moderate slope
- Steep slope

### Overall Visual Inspection

- Good condition
- Minor wear and tear
- Significant damage/wear

## 2. Shingles Condition

### Missing Shingles

- None
- Few (1-5)
- Moderate (6-15)
- Many (16+)

### Damaged Shingles (cracked, curled, torn)

- None
- Few (1-5)
- Moderate (6-15)
- Many (16+)

### Granule Loss

- None
- Minimal
- Moderate
- Severe

### Blistering Shingles

- None
- Minimal
- Moderate
- Severe

### Curling Shingles

- None
- Few
- Widespread

## 3. Flashing Inspection

### Flashings at Roof Valleys, Chimneys, and Vents

- Intact and secure
- Rust or corrosion present
- Missing flashing
- Minor wear
- Loose or detached

### Flashing Seals

- Intact
- Cracked
- Gaps present

## 4. Roof Penetrations (Skylights, Vents, etc.)

### Condition of Skylights (if applicable)

- Good condition
- Cracked/broken glass
- Leaking seals
- Flashing issues

### Condition of Vent Pipes

- Good condition
- Cracks or rust on vent pipes
- Missing caps/seals

## 5. Gutters and Downspouts

### Condition of Gutters

- Clean and secure
- Loose
- Clogged
- Leaking
- Rust or damage

### Condition of Downspouts

- Proper drainage
- Blocked/clogged
- Loose
- Missing extensions

### Signs of Water Pooling or Erosion

- None
- Minimal pooling
- Severe pooling or erosion around foundation

## 6. Attic and Roof Ventilation

### Proper Ventilation

- Adequate ventilation observed
- Poor ventilation (signs of moisture or mold in attic)

### Signs of Moisture/Mold in Attic

- None
- Minimal
- Moderate
- Severe

## 7. Roof Decking Inspection (Visible from Attic)

### Signs of Water Damage or Staining

- None
- Minor staining
- Significant staining
- Rotted areas

### Visible Sagging or Bowing of Roof Decking

- None
- Minor
- Significant

## 8. Chimney Inspection (if applicable)

### Condition of Chimney Cap

- Good condition
- Cracked/loose
- Missing

### Condition of Chimney Flashing

- Secure
- Loose/damaged
- Missing
- Rusted

## 9. Signs of Leaks

### Visible Roof Leaks

- None
- Minor
- Moderate
- Severe

### Stains or Dampness Inside the Home

- None
- Minor
- Moderate
- Severe

### Signs of Mold/Mildew

- None
- Minimal
- Extensive

## 10. Final Notes and Recommendations

### Immediate Repairs Needed

- Yes
- No

### Replacement Required

- Yes
- No

If yes, specify: \_\_\_\_\_

### Additional Comments

Inspector Signature:

Client Signature (Optional):