

ROOF INSPECTION CHECKLIST

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Regularly inspecting your roof is crucial for several reasons, as it contributes to maintaining your home's overall health and safety. Here are key reasons why.



IMPORTANCE OF ROOF INSPECTIONS

EARLY DAMAGE DETECTION

Regular inspections help detect minor damages early. Having cracked, missing, or loose shingles can escalate into significant issues. Early detection often leads to more manageable and less costly repairs.

PREVENTING WATER DAMAGE

The roof is your home's primary defence against the elements. Over time, small leaks can lead to significant water damage. It damages the roof and interior of your home, including the walls, ceilings, insulation, and electrical systems.


MAINTAINING STRUCTURAL INTEGRITY

Exposure to the elements, such as sun, rain, wind, and snow, can lead to the deterioration of your roof. Regular inspections can help maintain the roof's structural integrity and, by extension, the entire building.

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MOLD AND MILDEW PREVENTION

Leaks or excess moisture can lead to the growth of mould and mildew, which can be harmful to health and expensive to remediate. Regular roof checks help identify and address moisture issues early.

ENERGY EFFICIENCY

A well maintained roof contributes to better insulation and ventilation. Affecting your home's energy efficiency. This can lead to reduced heating and expensive cooling costs.


EXTENDING ROOF LIFE


Regular roof maintenance can enhance insulation and ventilation. Ultimately, this improves energy efficiency and reduces heating and expensive cooling costs.


AESTHETIC APPEAL

A roof that's in good condition enhances the look of your home, increasing its curb appeal and boosting its resale value.

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STEP 1: PRIORITISE SAFETY

USE PROPER EQUIPMENT


Ensure you have a sturdy ladder, non-slip shoes, and, if possible, a safety harness.


WORK WITH A BUDDY


It's safer to have someone with you in case of an accident. Alternatively, inform a family or colleague of what you are doing.


CHOOSE GOOD WEATHER

Avoid inspecting your roof in wet, windy, or icy conditions.

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STEP 2: CHECK THE OVERALL STRUCTURE

VISUAL INSPECTION


- Stand at a distance where you have a clear view of the entire roof.
- Look for any signs of sagging or uneven roof lines. The roof should appear uniformly straight along its ridges and valleys.
- Observe the condition of the roof shingles or tiles. Uneven, missing, or damaged shingles can indicate underlying structural issues.


GUTTERS AND DOWNSPOUTS

- Check if the gutters and downspouts are straight and aligned with the roof's edge.
- Sagging gutters or gaps between the roof and gutters can suggest structural problems.

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STEP 3: ON THE ROOF

SAFETY FIRST

If you step onto the roof, use a sturdy ladder, wear non-slip shoes, and consider using a safety harness. Always have someone with you for safety.

SURFACE INSPECTION


Walk along the roof (if safe) and feel for soft spots underfoot. These could indicate rot or damage to the sheathing underneath the shingles.


CHOOSE GOOD WEATHER


Look for damaged, loose, or missing shingles, which can be signs of underlying structural issues.


FLATNESS

The roof should be mostly flat. Bumps, waves, or depressions can be signs of problems.

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STEP 4: ON THE ROOF

STRUCTURAL BEAMS AND RAFTERS

Check the condition of the structural beams and rafters from inside the attic. Look for any signs of bending, cracking, or wood rot.

SAGGING

Notice if there is any sagging between the rafters or trusses. This could indicate a structural weakness.

LIGHT PENETRATION


Look for any light coming through the roof boards. Light penetration can be a sign of gaps or holes in the roof.


WATER DAMAGE


Check for any signs of water damage, such as dark spots, trails, or mould. Water damage can weaken the roof structure over time.


VENTILATION

Ensure that the attic is well ventilated. Poor ventilation can lead to moisture buildup, which can weaken structural components.

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STEP 5: WHEN TO SEEK PROFESSIONAL HELP

SIGNIFICANT DAMAGE


If you notice extensive damage, such as large areas of missing shingles, significant leaks, or major structural issues, it's time to call a professional. They can assess the extent of the damage and recommend appropriate repairs or replacement.


WATER LEAKS OR STAINS


If you find water stains on your ceilings or walls or notice leaks, a professional can help locate the entry point and assess the underlying damage.


SAGGING ROOF DECK

If the decking or rafters in your attic are sagging downwards instead of remaining straight, they could be weakened by moisture. This is a serious issue that requires professional attention.

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MOSS, MOLD, OR FUNGI GROWTH


Moss, mould, or fungi on the roof can indicate trapped moisture. A professional roofer can assess the extent of the issue and recommend solutions. Exposure to mould can cause a variety of health effects.


SAFETY CONCERNS


If accessing parts of your roof is risky, or if you're uncomfortable using ladders or walking on your roof, it's safer to call a professional. Roofing can be dangerous work without the proper equipment and experience.

By following these steps, you can be confident your roof will remain structurally sound for years. If you need professional assistance, call us today for a free quote.

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