

ROOF INSPECTION CHECKLIST

Mark each check OK, Repair, or N/A, then record findings and sign off.

mobileform.app

INSPECTION DATE

INSPECTOR

CLIENT

PROPERTY ADDRESS

WEATHER CONDITIONS

APPROXIMATE AGE (YEARS)

NUMBER OF LAYERS

REASON

☐ Routine ☐ Storm damage ☐ Leak reported ☐ Pre-purchase ☐ Pre-replacement

ROOF SLOPE

☐ Steep slope ☐ Low slope / flat ☐ Both

COVERING TYPE

☐ Asphalt shingle ☐ Metal ☐ Tile ☐ Wood shake
☐ Membrane ☐ Modified bitumen ☐ Other

VIEWED FROM

☐ Roof surface ☐ Ladder at eaves ☐ Ground ☐ Drone

ROOF COVERING

#	Check	OK	Repair	N/A	Notes
1	Covering intact, no missing pieces	☐	☐	☐	
2	Cracked, curled, or blistered material	☐	☐	☐	
3	Granule loss or surface wear	☐	☐	☐	
4	Exposed or backed-out fasteners	☐	☐	☐	
5	Membrane seams and laps	☐	☐	☐	
6	Ponding water	☐	☐	☐	

FLASHING AND PENETRATIONS

#	Check	OK	Repair	N/A	Notes
1	Valleys	☐	☐	☐	
2	Step and wall flashing	☐	☐	☐	
3	Chimney flashing and crown	☐	☐	☐	
4	Plumbing vent boots	☐	☐	☐	
5	Skylights	☐	☐	☐	
6	Roof vents and ventilation	☐	☐	☐	

DRAINAGE

#	Check	OK	Repair	N/A	Notes
1	Gutters secure and clear	☐	☐	☐	
2	Downspouts and extensions	☐	☐	☐	
3	Roof drains and scuppers	☐	☐	☐	

EDGES AND STRUCTURE

#	Check	OK	Repair	N/A	Notes
1	Drip edge and fascia	☐	☐	☐	
2	Soffits	☐	☐	☐	
3	Sagging or soft decking	☐	☐	☐	

ATTIC AND INTERIOR

#	Check	OK	Repair	N/A	Notes
1	Attic signs of leaks or moisture	☐	☐	☐	
2	Attic ventilation	☐	☐	☐	
3	Ceiling stains below the roof	☐	☐	☐	

STORM DAMAGE

#	Check	OK	Repair	N/A	Notes
1	Hail impacts on roof covering	☐	☐	☐	
2	Dents on vents, flashing, or gutters	☐	☐	☐	
3	Wind-lifted or creased shingles	☐	☐	☐	

ACTIVE LEAKS OBSERVED ☐ No ☐ Yes

OVERALL CONDITION ☐ Good ☐ Fair ☐ Poor

FINDINGS AND RECOMMENDED REPAIRS

INSPECTOR SIGNATURE

CLIENT SIGNATURE
