

Roof Inspection Checklist: Covering, Flashing, and Attic

Blank copy

Property	
INSPECTION DATE	INSPECTED BY
PROPERTY ADDRESS	
OCCUPANCY	ROOF COVERING TYPE
APPROXIMATE ROOF SLOPE IF KNOWN	METHOD USED TO INSPECT THE ROOF
ATTIC ACCESS LOCATION	
ATTIC ACCESS METHOD	WEATHER DURING THE WALK

☐ Owner or agent present

Exterior covering

Item	OK	Defect	N/A	Notes
Roof covering type identified on every plane you can see	☐	☐	☐	
Asphalt shingles: no missing, torn, curled, or bald tabs in the field	☐	☐	☐	
Asphalt shingles appear to sit on a slope of 2:12 or greater	☐	☐	☐	
Clay or concrete tile: no broken, slipped, or missing tiles in the field	☐	☐	☐	
Metal panels or metal shingles: no loose panels, open seams, or rust-through in the field	☐	☐	☐	
Wood shakes, wood shingles, or slate: no broken, missing, or heavily cupped pieces	☐	☐	☐	
Low-slope membrane or built-up roof, if present: no open seams, blisters, or ponding in the field	☐	☐	☐	
Hip and ridge caps in place and not blown or cracked	☐	☐	☐	
No exposed or backed-out fasteners in the field of the covering	☐	☐	☐	
Rake or eave edge does not show two or more existing coverings under a new layer	☐	☐	☐	
Covering lies flat: no widespread buckling, wrinkling, or open side laps	☐	☐	☐	

Flashing, valleys, and penetrations

Item	OK	Defect	N/A	Notes
Sidewall or step flashing present and not rusted through or pulled free	☐	☐	☐	
Kick-out or diverter flashing where a sloped eave meets a vertical sidewall	☐	☐	☐	

Valleys: lining or woven covering intact, not rusted through, and not packed with debris	☐	☐	☐	_____
Pipe, fan, and plumbing-vent boots seated, not cracked, and not pulled off the pipe	☐	☐	☐	_____
Skylights: flashing and curb not leaking, cracked, or missing	☐	☐	☐	_____
Chimney base flashing and counterflashing in place and not open at the masonry	☐	☐	☐	_____
Chimney or wide penetration has a cricket or saddle on the upslope side if it is more than 30 inches wide	☐	☐	☐	_____
Headwall, dormer, or roof-to-roof change-of-slope flashing not open or rusted through	☐	☐	☐	_____
Counterflashing or wall cladding covers the vertical leg of base flashing	☐	☐	☐	_____
Visible metal flashing not heavily corroded, loose, or sealed only with failing tar	☐	☐	☐	_____

Edges, gutters, and downspouts

Item	OK	Defect	N/A	Notes
Drip edge present at eaves and rakes on a shingle roof, and not pulled off	☐	☐	☐	_____
Rake and eave edges of the covering are fastened and not lifted or frayed	☐	☐	☐	_____
Gutters present, attached, and not pulled off the fascia	☐	☐	☐	_____
Gutters not overflowing at the roof edge or dumping behind the trough	☐	☐	☐	_____
Downspouts attached and discharging away from the foundation	☐	☐	☐	_____
Fascia and soffit at the roof edge not decayed, open, or holding water	☐	☐	☐	_____
No ice-dam stains, crushed eave covering, or water marks just above the exterior wall line	☐	☐	☐	_____

Attic underside, sheathing, and ventilation

Item	OK	Defect	N/A	Notes
Attic entered, or the reason for viewing from the opening only is recorded	☐	☐	☐	_____
Roof sheathing underside: no active wet stains, dark drip lines, or soft decking	☐	☐	☐	_____
No drip, rust, or wet insulation under valleys, chimneys, skylights, or pipe penetrations	☐	☐	☐	_____
Rafters or trusses you can see: no split members, missing plates, or cut webs that look unsafe	☐	☐	☐	_____
Attic ventilation openings present at the soffit or eave and at a high point, or the attic is built as an unvented assembly	☐	☐	☐	_____
Soffit or eave intake vents not buried by insulation or painted shut	☐	☐	☐	_____
Bath, kitchen, and dryer exhaust, if visible in the attic, terminate outdoors and not into the attic	☐	☐	☐	_____
No daylight through holes in the covering or missing sheathing	☐	☐	☐	_____
No widespread frost, condensation, or mold-like growth on the underside of the sheathing	☐	☐	☐	_____

Attic-floor or roof-cavity insulation present where the space is unfinished

☐☐☐

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.