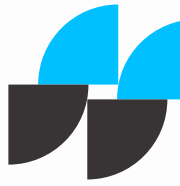


Protect Your Home from the Top Down

The Homeowner's Interactive Roof Care Guide





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Homeowner's

Why Your Roof Matters

Your roof does much more than just make your home look good — it's your home's first and most important line of defense. Every day, it shields your home from wind, rain, hail, heat, and other harsh elements. But over time, this constant exposure causes wear and tear that isn't always visible from the ground.

Even small issues like a cracked shingle or loose flashing can allow water to seep underneath, slowly damaging the roof deck, insulation, and even the structure of your home. Many homeowners don't realize there's a problem until leaks appear — and by that point, repairs can be costly.

A roof inspection helps catch these issues early, before they grow into bigger problems. Think of it like a health check-up for your home: regular care keeps everything stronger, safer, and more efficient.

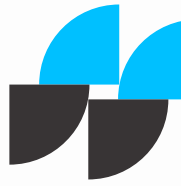
What a Roof Inspection Really Involves

A professional roof inspection is a detailed process designed to uncover both visible and hidden problems. It's much more than a quick glance at your shingles. Here's what's usually included:

- **Shingles and Surface Condition:** The inspector looks for cracked, curled, or missing shingles, as well as signs of aging, granule loss, and surface wear.
- **Flashing and Seals:** These are the metal pieces that protect joints and edges around vents, chimneys, and skylights. Damaged flashing is one of the most common causes of roof leaks.
- **Gutters and Drainage:** Inspectors check that gutters and downspouts are clear and properly directing water away from your home.
- **Vents and Attic Spaces:** Proper attic ventilation prevents moisture buildup and extends roof life.
- **Structural Integrity:** The inspector checks for sagging, uneven areas, or other signs that the roof deck may be weakened.

A quality inspection will include photos, notes, and a summary of any areas needing attention. Some companies even use drone technology for safer, more detailed assessments.



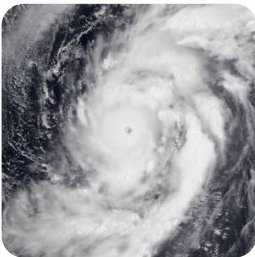


When You Should Get Your Roof Inspected

Knowing when to schedule a roof inspection can make all the difference in preventing damage. Here are the best times to get your roof checked:

- **After Major Storms:** High winds, hail, and heavy rain can cause hidden damage that worsens over time. Even if your roof looks fine, an inspection ensures no problems are lurking beneath the surface.
- **Before Buying or Selling a Home:** A roof inspection gives both buyers and sellers peace of mind and can affect home value or insurance approval.
- **Every 1-2 Years for Routine Maintenance:** Most experts recommend a professional inspection at least once a year, ideally in spring or fall.
- **When You Notice Warning Signs:** Missing shingles, water stains on ceilings, granules in gutters, or higher energy bills can all signal roof trouble.

Scheduling regular inspections helps you stay ahead of costly surprises and gives you time to plan repairs before they become emergencies.



The Hidden Costs of Skipping Inspections

Ignoring your roof might save you money today — but it often costs you much more in the long run.

Without regular inspections:



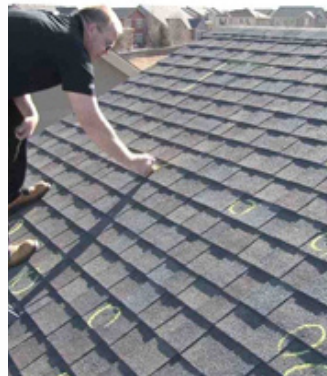
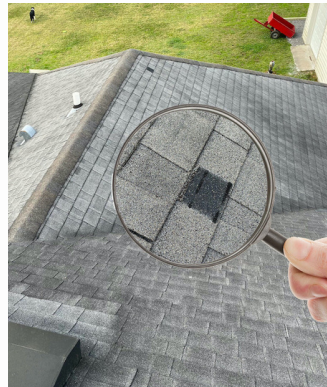
- Insurance claims can be denied if the adjuster determines that the damage was due to lack of maintenance.
- Water leaks lead to mold and rot, which can damage insulation, drywall, and even your home's foundation.
- Your energy bills increase, as air escapes through cracks and damaged materials.
- You shorten your roof's lifespan, forcing a premature replacement that could have been delayed with proper care.

What to Expect from a Roof Inspection Report

After the inspection, you'll receive a detailed report outlining the roof's condition and any recommended repairs or maintenance. A quality report should include:

- **Photographs:** Clear before-and-after or close-up shots of any problem areas.
- **Written Findings:** Notes about the roof's age, materials, and any visible wear or damage.
- **Repair Recommendations:** A breakdown of which issues are urgent and which can be monitored over time.
- **Maintenance Tips:** Suggestions for keeping your roof in top shape between inspections.

This report isn't just for your information — it's also valuable for insurance claims, home appraisals, or resale negotiations.



Preventive Maintenance Tips

Between professional inspections, there are simple steps you can take to extend your roof's life:

- **Keep Gutters Clean:** Clogged gutters cause water backup and damage to shingles and fascia.
- **Trim Overhanging Branches:** Prevent falling limbs and reduce debris buildup.
- **Inspect After Severe Weather:** Look for loose shingles, granules, or flashing issues.
- **Check Your Attic:** Early signs of leaks often show up in the attic first.
- **Ensure Proper Ventilation:** A balanced attic prevents heat and moisture damage.

By staying proactive, you can add years to your roof's life and save significantly on future repairs.



Homeowner ROOF INSPECTION CHECKLIST

Step 1: Visual Check From the Ground

Shingles & Roof Surface

- ☐ Any shingles that look curled, lifted, or missing
- ☐ Any spots on the roof that appear darker, shiny, or discolored
- ☐ Any areas that look uneven, sagged, or warped
- ☐ Any moss, algae streaks, or plant growth visible
- ☐ Any signs of roof material falling to the ground (granules, pieces, debris)

Flashing & Roof Edges

- ☐ Any gaps or lifted areas around flashing at chimneys, vents, or skylights
- ☐ Any rust or deterioration on metal flashing or drip edges
- ☐ Any loose or damaged roof vents or skylight frames

Gutters & Downspouts

- ☐ Any gutters pulling away or sagging from the roofline
- ☐ Any water stains or streaks on the siding below gutters
- ☐ Any downspouts pointing toward the home's foundation
- ☐ Any shingle granules or roof debris collecting near downspouts

Step 2: Check Around the Home's Exterior

Walls & Foundation

- ☐ Any water stains running down exterior walls
- ☐ Any soft or rotted wood near the roofline
- ☐ Any paint or trim near the roofline that appears swollen or peeling

Ground & Yard

- ☐ Any shingles, nails, or roof debris on the ground
- ☐ Any large tree branches resting on or near the roof
- ☐ Any tree limbs hanging directly over the roof

Step 3: Attic & Interior Clues

Inside the Attic or Top Floor Ceiling

- ☐ Any water stains or dark spots on wood or insulation
- ☐ Any signs of damp, moldy, or musty smells
- ☐ Any wet or compressed insulation
- ☐ Any daylight visible through the roof boards

Step 4: After Severe Weather

Following Heavy Rain, Wind, or Hail:

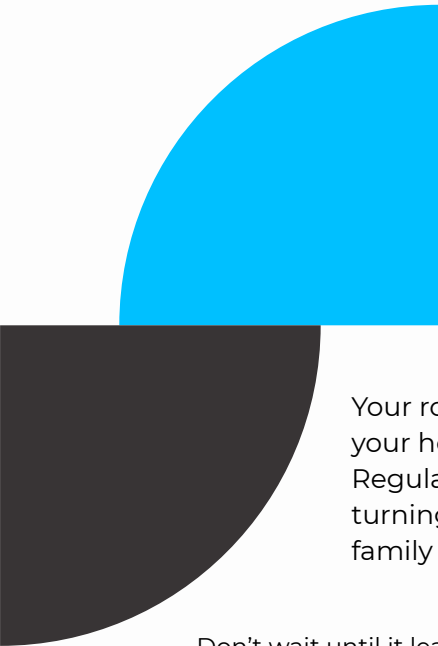
- ☐ Any new leaks, drips, or ceiling stains inside the home
- ☐ Any shingles, flashing, or debris found in the yard
- ☐ Any dents on metal vents, flashing, or gutters (possible hail damage)
- ☐ Any fallen trees, branches, or debris touching the roof

Step 5: Record Observations

Observation	Date Found	Action Needed
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes Section

Use this space for anything you'd like to discuss with your roofing professional:



Conclusion

Protect Your Home, Protect Your Investment

Your roof is one of the most valuable parts of your home — and one of the easiest to overlook. Regular inspections keep small issues from turning into big problems and help ensure your family stays safe and dry all year long.

Don't wait until it leaks — check it now.
Schedule your free roof inspection today and get peace of mind knowing your home is protected.

SCAN HERE FOR FREE INSPECTION

