

2025 ROOF INSPECTION CHECKLIST

Annual roof maintenance is crucial because it helps prevent costly damage, extends the lifespan of your roof, and protects your home from leaks, mold, and structural issues. Small problems like missing shingles, clogged gutters, or worn flashing can escalate into major repairs if ignored, leading to water damage, higher energy bills, and even pest infestations. By inspecting your roof at least **two times a year**, you catch minor issues early, avoid emergency repairs, and ensure your home stays safe, energy-efficient, and structurally sound.

Exterior Roof Inspection

- ☐ Check for missing, cracked, or curling shingles
- ☐ Look for loose or exposed nails (hammer down & seal)
- ☐ Inspect flashing (chimneys, vents, skylights, valleys)
- ☐ Examine roof valleys for debris or damage
- ☐ Remove moss, algae, or mold (gentle cleaning)
- ☐ Check for granule loss (asphalt shingles)
- ☐ Inspect gutters & downspouts for clogs/damage
- ☐ Look for sagging or uneven roof sections
- ☐ Trim overhanging tree branches

Attic & Interior Inspection

- ☐ Check for water stains or damp spots
- ☐ Look for daylight through roof decking (gaps)
- ☐ Inspect for mold or rot (rafters, sheathing)
- ☐ Ensure proper ventilation (prevent ice dams)

Gutter & Drainage Maintenance

- ☐ Clean gutters & downspouts (remove debris)
- ☐ Ensure water flows away from foundation
- ☐ Check gutter alignment (prevent pooling)
- ☐ Repair rust or damage

Pest Prevention

- ☐ Look for nests (squirrels, birds, insects)
- ☐ Seal entry points (wire mesh, roofing cement)

Chimney & Vents

- ☐ Inspect chimney flashing & mortar
- ☐ Check vent covers (secure & unblocked)

Documentation & Next Steps

- ☐ Take photos for records
- ☐ Note urgent repairs
- ☐ Schedule professional inspection

****Always inspect your roof after a major storm (wind storm, hurricane, hail storm)****

Visit **www.freeaerialinspection.com** or call/text **(407) 501-4648** to schedule a free professional roof inspection.