

Roof condition checklist

A twice-a-year, ground-level check for Lower Mainland homes

True North Strong Contracting

tnscontracting.ca | (604) 375-8672

Do this from the ground or a stable ladder at the eaves. Never walk a wet, mossy, or steep roof.

FROM THE STREET

- ☐ Shingles or tiles that look lifted, shifted, cracked, or missing
- ☐ Sagging or wavy rooflines and ridges
- ☐ Dark streaking, heavy moss, or vegetation growing in courses
- ☐ Metal edges, ridge caps, or vent hoods peeled back or rattling

GUTTERS AND DRAINAGE

- ☐ Debris in gutters, valleys, and downspout outlets
- ☐ Water stains running down fascia (a sign of past overflow)
- ☐ Downspouts that discharge against the foundation
- ☐ Standing water on any flat or low-slope section 48 hours after rain

FLASHINGS AND PENETRATIONS

- ☐ Chimney, skylight, and wall flashings with lifted edges or failed sealant
- ☐ Plumbing stack boots that are cracked or hardened
- ☐ Silicone or caulking used as a repair (a temporary fix, not a seal)

NOTES (date, weather, what you saw, photo taken?)

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Inside, attic, after storms, and when to call

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INSIDE THE HOME

- ☐ New or spreading ceiling and wall stains
- ☐ Peeling paint near ceiling lines or window heads
- ☐ Musty smell in upper rooms or closets

ATTIC (IF SAFELY ACCESSIBLE)

- ☐ Daylight visible through the roof deck
- ☐ Damp or darkened sheathing, rusted nail tips, or frost
- ☐ Bathroom or kitchen fans venting into the attic instead of through the roof
- ☐ Insulation pushed into the eaves, blocking soffit intake vents

AFTER A WINDSTORM

- ☐ Shingle pieces or granules in the yard, gutters, or downspouts
- ☐ Fallen branches resting on the roof or in valleys
- ☐ Displaced ridge caps, edge metal, or vent covers
- ☐ Dated photos taken of anything you find (useful for insurance)

CALL A ROOFER WHEN

- ☐ Water is actively entering the building
- ☐ You see repeated leaks in different areas
- ☐ The roof is over 15 years old or its age is unknown
- ☐ Gutters keep overflowing after being cleaned

Want a second set of eyes?

Free roof assessments for homes and stratas across the Lower Mainland.

Call (604) 375-8672 or request one at tnscontracting.ca/contact