



Roof Inspection Check List

Aqviz Waterproofing (Aqviz.com)

Page 1 of 2

1. Preliminary Safety and Setup

Wear non-slip roofing boots and fall protection gear
Ensure ladder is secured and placed on stable ground
Check weather conditions
Notify someone before starting the inspection
Carry flashlight, camera, moisture meter, notebook

Note

2. Exterior Roof Surface Inspection

A. Roofing Material (Shingles, Tiles, Panels)

Look for missing, broken, curled, or cracked shingles/tiles
Check for granule loss on asphalt shingles (bald spots)
Inspect for blistering, buckling, or warping
Identify rust, corrosion, or holes on metal panels
Examine for cracked or brittle slate/clay tiles

B. Roof Surface Water Issues

Look for standing or ponding water (especially flat roofs)
Check for mold, algae, moss growth especially under shade
Inspect seams for separation or lifting (membrane roofs)
Check for wet spots or discoloration

3. Roof Penetrations and Flashings

A. Flashings (Around Openings)

Inspect flashing around chimneys, vents, skylights
Check for rust, bending, gaps, or lifted edges
Confirm sealant is intact and not cracked or missing

B. Penetrations (Vents, Pipes, HVAC)

Ensure all pipe boots and collars are secure and sealed
Signs of water stains or wet insulation around penetrations

4. Gutters, Downspouts, and Drainage

Clean gutters remove leaves, debris, moss
Check for sagging, detachment, or loose fasteners
Ensure downspouts are clear and water flows properly
Inspect for rust, holes, cracks, or blockage
Look for water staining or erosion near foundation

Need More Info?

- Read more about **Roof Inspection** - <https://aqviz.com/roof/>
- Read more about **10 Ways to Stop Roof Leaking** - <https://aqviz.com/roof/stop-leaking/>
- Read more about **Concrete Roof Waterproofing** - <https://aqviz.com/roof/waterproofing/>



Roof Inspection Check List

Aqviz Waterproofing (Aqviz.com)

Page 2 of 2

5. Fascia, Soffits, and Eaves

Inspect for wood rot, peeling paint, or damp spots
Look for mold or mildew signs (dark spots, odor)
Confirm no animal or insect infestation (nests, holes)

6. Interior Inspection (Attic and Ceilings)

A. Attic

Look for daylight through roof boards
Check for signs of water stains, wet insulation, or rot
Inspect rafters and sheathing for dampness or mold
Check attic ventilation is functioning and unblocked

B. Ceilings and Walls

Identify ceiling stains, bubbling paint, or soft drywall
Look for peeling paint, plaster cracks, or discoloration
Use moisture meter to confirm hidden leaks

7. Parapet Walls, Copings, and Roof Edges

Inspect coping joints for cracks or separation
Ensure waterproof membrane extends and seals properly
Check wall tops for open mortar joints or hairline cracks

8. Previous Repairs and Patches

Check old repair areas for performance or new damage
Inspect for improper patching (use of wrong material)
Note any DIY repairs or temporary fixes

9. Roof Age, Condition Rating, and Notes

Note estimated roof age (if known)
Rate overall condition (Good / Fair / Poor)
Identify if professional inspection is needed
Take photos of every defect for documentation

10. Recommendations & Follow-up Actions

Minor repairs (DIY or scheduled)
Urgent repairs (leaks, structural risk)
Preventive maintenance needed (cleaning, sealing)
Schedule with a roofing contractor or waterproofing specialist

Need More Info?

- Read more about **Roof Seepage** - <https://aqviz.com/roof/seepage/>
- Read more about **Roof Damage** - <https://aqviz.com/roof/damages/>
- Read more about **Roof Drains** - <https://aqviz.com/roof/drains/>

