

INSPECTION CHECKLIST



HOW TO USE:

Walk through each section of the checklist and mark what applies to your roof. At the end, tally your results using the Roof Health Scorecard to understand your overall risk level.

ROOF AGE & GENERAL CONDITION

- Roof is approaching or past its expected lifespan
- Roof age is unknown or undocumented
- No formal inspection or maintenance records available
- Multiple past repairs have been made over time
- Repairs appear patchy, inconsistent, or temporary in nature
- Visible signs of general wear across large roof areas

EXTERIOR WARNING SIGNS

Check our roof from the ground or a safe vantage point

- Missing, cracked, or curling materials
- Visible membrane damage
- Loose or damaged flashing around edges and penetrations
- Debris buildup or standing water
- Granule loss or surface deterioration

TOTAL: _____

INTERIOR WARNING SIGNS

Inside your building, look for:

- Water stains on ceilings or walls
- Musty odors or signs of moisture
- Peeling paint or bubbling drywall
- Visible leaks during or after rain
- Insulation that appears damp or compressed

DRAINAGE & WATER MANAGEMENT

- Gutters or drains frequently clogging
- Water pooling near roof edges or low points
- Downspouts discharging improperly
- Overflow during heavy rain

ROOF PENETRATIONS & DETAILS

Pay close attention to vulnerable areas:

- HVAC units, vents, and skylights showing wear
- Sealant cracking or separation
- Exposed fasteners or failing seams

ROOF HEALTH SCORECARD

- **0–3 items:** Good Condition – Routine maintenance recommended
- **4–7 items:** Moderate Risk – Schedule a professional inspection
- **8–12 items:** High Risk – Repairs likely needed soon
- **13+ items:** Critical Condition – Immediate evaluation recommended

WHAT YOUR SCORE MEANS

Even minor issues can lead to major damage if ignored. If your roof falls into the Moderate, High, or Critical range, it may be time for a professional inspection to prevent:

- Costly interior water damage
- Structural deterioration
- Emergency repairs
- Premature roof replacement

WHEN TO CALL A PROFESSIONAL

You should schedule a roof inspection if you notice:

- Repeated leaks or water intrusion
- Visible surface deterioration
- Uncertainty about roof age or condition
- Increasing maintenance frequency

ABOUT BURNS & SCALO

Burns & Scalo provides expert roofing solutions, inspections, repairs, and asset management services for residential and commercial properties. Our team helps property owners protect their investments with proactive maintenance strategies and long-term roofing systems.

NEXT STEP

If your roof shows signs of risk, don't wait for the next storm. **Schedule a professional roof inspection with Burns & Scalo today.**