



## OUTSIDE ROOF INSPECTION

Do you need a new roof? It can sometimes be tough to determine just why your inspector says a new roof is necessary, but there are a few simple signs to look for.

We do not recommend that you inspect your roof by walking across it. Instead, start by taking a pair of binoculars with you and find a spot without trees or other buildings blocking your view and look for any of the following signs:

1. Blistered, curled or split shingles.
2. Loose or missing shingles or tiles.
3. Broken or loose shingles at the ridge lines and hip lines.
4. Loose nails. A loose nail means an open hole, which can cause leaks and subsequent water damage to your roof.
5. Exposed nails. These also can lead to leaks in your roof as the water seeps around the head of the exposed nails.
6. Dark patches on asphalt shingles and/or large amounts of granules in the rain gutters. This could mean that the granular coating of your roof is wearing away and needs to be replaced.
7. On a slate roof, dark patches could indicate mold, but are often just discolored places from trees dripping repeatedly on the slates. If you see dark patches, be sure to check the interior for dark or discolored drywall or other evidence of a leak before calling an inspector or contractor.
8. Sagging either on the ridges or in the center of the roof.
9. Rusty or corroded metal (flashing) and loose shingles in the valleys, plumbing vents or new chimneys. You may need to remove leaves and other debris before a proper inspection can be done.
10. On a flat roof, look for blisters in the coating.
11. Depressions near the vent pipe on a flat roof is another sign to look for. Keep your eyes open for separations in the flashing, or clogged drains, as these are also signs of trouble for a flat roof.