20 POINT ROOF INSPECTION

		Check Problem Areas
1	Does the homeowner have any current concerns or problem areas? Location:	☐
2	Are all **6 Roof Elements** properly installed and functioning? Check any problem areas: ☐ Roof Deck ☐ Eaves Protector ☐ Underlayment ☐ Shingles ☐ Ventilation ☐ Metal Flashings	☐
3	Is there any evidence of wind blow-off or shingle lifting? Location:	☐
4	Do the shingles show signs of the following? Check any that apply. ☐ Cuts ☐ Breaks ☐ Tears ☐ Gaps ☐ Curling of the bottom edge Location:	☐
5	Are there any loose tabs? Location:	☐
6	Foreign objects affecting shingles? Check ☐ Leaves ☐ Bird feces ☐ Chemicals ☐ Other Location:	☐
7	Ice Dams? Location:	☐
8	Consistent 1 Inch Shingle Overhang? Location:	☐
9	Check any missing flashing: ☐ Wall Flashing ☐ Step Flashing ☐ Chimney Flashing ☐ Skylight ☐ Counter Flashing? Location:	☐
10	Is any of the flashing showing signs of severe rust? Location:	☐
11	Is all of the flashing properly tied in with shingles and waterproofed? Location:	☐
12	Are all flashing penetrations properly tarred? Location:	☐
13	Is the drip edge properly installed and shedding water? Location:	☐
14	Are the gutters effectively draining water off of the roof? Location:	☐
15	Does this roof system have 1 sq ft. of ventilation for approximately every 300 sq ft. of ceiling area? Location:	☐
16	Are all vents, plumbing stacks, and goosenecks properly installed, and nail penetrations tarred? Location:	☐
17	Are all of the penetrations on roof-mounted equipment properly sealed? Check if not: ☐ Ducts ☐ Air conditioning ☐ Satellite dishes ☐ Other Location:	☐
18	**Hail Damage:** Does the ventilation or flashing show multiple small round dents? Location:	☐
19	**Hail Damage:** Does this roof have any dark round spots of missing granules where hail has impacted the roof? Location:	☐
20	**Hail Damage:** Are there large and unprecedented quantities of granules in the gutters or on the ground? Location:	☐