



Homeowner Roof Inspection Checklist

A practical visual checklist for Central Texas homeowners. Use it from the ground when possible; do not climb onto a roof unless you are trained and properly equipped.

Safety first

Most roof problems can be spotted from the ground, attic, windows, or with professional inspection equipment. Avoid walking on wet, steep, damaged, or unfamiliar roofing.

1. Exterior - view from the ground

- Missing, lifted, cracked, curled, or visibly damaged shingles.
- Loose roofing material, granules, or debris around the property.
- Sagging or uneven roof areas.
- Damaged or displaced flashing around chimneys, walls, skylights, and roof penetrations.
- Gutters pulling away, overflowing, or holding visible debris.
- Tree limbs touching or hanging directly over the roof.

2. Inside the home

- New ceiling stains, water rings, bubbling paint, or discoloration.
- Musty odors or signs of moisture after rain.
- Peeling paint or dampness near exterior walls and ceilings.
- Changes around skylights, vents, fireplaces, or other roof penetrations.

3. Attic - only if safely accessible

- Daylight visible through the roof deck.
- Wet insulation, dark staining, damp wood, or active dripping.
- Mold-like growth or persistent moisture odors.
- Rust or moisture around fasteners, vents, or penetrations.



After a Storm

A quick post-storm check can help document changes before small problems become larger ones.

4. Storm check

- Photograph visible roof debris, displaced shingles, dents, or impact marks from a safe location.
- Check ceilings and attic areas for new moisture.
- Look for gutter, downspout, siding, fence, or outdoor-property damage that may indicate storm severity.
- Save the date and approximate time of the storm.
- Keep photos, contractor reports, receipts, and insurance correspondence together.

When to call a roofing professional

- You see an active leak or fresh interior water staining.
- Roofing materials are missing, loose, or visibly damaged.
- You suspect hail or wind damage but cannot safely evaluate it.
- The roof has recurring leaks or previous repairs that need review.
- You are buying or selling a property and want a clearer picture of roof condition.

Need a professional opinion?

LoveRain Roof Co. serves Central Texas with residential and commercial roofing services and promotes free roof inspections. Call or text 512-938-8515 or visit LoveRainRoof.com.

This checklist is educational and is not a substitute for a professional inspection, engineering opinion, or insurance coverage determination.