

Checklist for Metal Roof Evaluation

CAUTION: Do not walk on your metal roof unless you really know what you are doing. You can do more damage to certain types of metal roofs by walking on them without knowing what you are doing than any good you might be able to do in checking the roof. Furthermore, metal roofs can be slippery when wet or moist and debris on your shoes can scratch the finish of many of the newer products.

VISUAL CHECKS:

If you are able to climb a ladder and will be safe on the ladder, climb up to a corner of the roof and check the metal roofing along the eaves and any edge covering. Gently lift up on the edge metal to make sure that it is well attached to the roof. If you have exposed fasteners, check several to make sure they are not loose. Check for rust and loss of the protective coating. In some cases, you may see some small flecks of rust where metal shavings remained on the roof after installation.

- Yes No Loose metal at eaves of roof
 Yes No Loose metal ridge or edge covering
 Yes No Rusted metal or loss of protective coating, granules

If you find any of these conditions, consider getting the metal roof installer to evaluate the roof.

VISUAL FROM INSIDE THE ATTIC:

On a Sunny Day Check Roof Penetrations Including Vent Pipes & Chimneys for Sunlight:

Condition	Recommended Action	Completed
<input type="checkbox"/> No light; Well sealed and tight	Check again next year	
<input type="checkbox"/> Some gaps, missing sealant	Check interior for signs of leaks**	<input type="checkbox"/>
<input type="checkbox"/> Badly deteriorated, gaps, holes	Hire roofer to replace flashing, boot, etc.	<input type="checkbox"/>

Off-Ridge Roof Vents:

Condition	Recommended Action	Completed
<input type="checkbox"/> Solidly attached	Check again next year	
<input type="checkbox"/> Vents wiggle back & forth	Get roofer to check and improve anchorage	<input type="checkbox"/>

Yes ** No Water stains on roof decking – especially look above chimney, around vents and penetrations, along valleys or where the roof slope changes.

Yes ** No Signs of discolored or deteriorating roof deck

VISUAL FROM INSIDE YOUR HOUSE:

Yes ** No Water stains on ceiling, cracked wall or ceiling paint, discolored ceiling or wall board, peeling wall paper near ceiling (in bathroom or around ducts this may not be a sign of a roof leak).

** If you see signs of water leaks, have a roofer check for and repair leaks.