

Tile Roof Checklist and Retrofit Suggestions

CAUTION: Do not walk on your tile roof. You can do more damage to certain types of tile roof by walking on them without knowing what you are doing than any good you might be able to do by re-attaching loose tiles.

VISUAL CHECKS AND TILE UPLIFT HAND EVALUATION:

Evaluation of Tiles:

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 eave, hip/ridge and gable edge tiles to make sure that they are well attached to the roof. If the tiles are set in mortar, look for areas where gaps have developed that would indicate that the tiles are separating from the mortar. Note that in some cases, the mortar along the eaves may be just a filler that looks like the entire tile is mortared, it is called a bird stop. Also look for cracks in the tiles and broken or missing tiles.

	None	Very Few	1 in 10	>1 in 10
1. Loose tiles	[]	[]	[]	[]
2. Cracks in tiles	[]	[]	[]	[]
3. Broken or missing tiles	[]	[]	[]	[]

If you find loose or cracked tiles, you should have a professional roofer familiar with tile roofs evaluate your roof. Your least expensive retrofit that will give the interior of your home some protection may be to make sure that you have good shutters for all your windows.

VISUAL FROM INSIDE THE ATTIC:

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

<i>Condition</i>	<i>Recommended Action</i>	<i>Completed</i>
[] No light; Well sealed and tight	Check again next year	
[] Some light; cracks, gaps	Check interior for signs of leaks**	[]
[] Lots of Light; badly deteriorated	Hire roofer to replace flashing, boot, etc.	[]

Off-Ridge Roof Vents:

<i>Condition</i>	<i>Recommended Action</i>	<i>Completed</i>
[] Solidly attached	Check again next year	
[] Vents wiggle back & forth	Get roofer to check and improve anchorage	[]
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).
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** If you see signs of water leaks, have a roofer check for and repair leaks.