Seasonal Roof Checklist

For Middle Tennessee homeowners. Every check is done from the ground, a window, or the attic.

Ten minutes a season catches most roof problems before they turn into leaks. Check the box when you're done, and call us about anything that worries you. Inspections are free.

Spring

March to May: storm and hail season

- [ ] Walk around the house after every hailstorm or high wind. Look for shingles in the yard, dented gutters and dings on downspouts.
- [ ] From the ground, look for missing, lifted or creased shingles, especially on the side that faced the wind.
- [ ] Check the attic on a sunny day for pinholes of light and on a rainy day for drips or damp insulation.
- [ ] Look at the ceilings under bathrooms and around chimneys for new stains.
- [ ] Make sure downspouts drain away from the foundation, not into a flower bed against the wall.

Don's note: Hail dents on the gutters or soft gutters are a good reason for a free inspection, even if you can't see damage on the shingles.

Summer

June to August: heat and pop up storms

- [ ] Feel the attic on a hot afternoon. If it's brutal and the ceiling below is warm, ventilation may be lacking.
- [ ] Watch for curling or blistering shingles on the south and west slopes.
- [ ] Trim back limbs that touch or hang over the roof. Branches scrape off granules and drop debris in gutters.
- [ ] Look for dark streaks starting on north slopes. That's algae, and it's cosmetic. Never power wash it.
- [ ] Check that bath and kitchen fans vent outside, not into the attic.

Don's note: Damp insulation or a musty attic in summer usually points to a ventilation or flashing problem we should look at.

Fall

September to November: leaf drop

- [ ] Clean gutters after the leaves are down, not before. In most of Middle Tennessee that's mid to late November.
- [ ] Run water through each downspout and make sure it flows freely.
- [ ] Look at the pipe boots around plumbing vents. Cracked rubber is one of the most common leaks we fix.
- [ ] Check chimney and wall flashing for gaps or loose caulk.
- [ ] Clear leaves and pine straw out of roof valleys.

Don's note: If you'd rather not get on a ladder, this is exactly the visit the Home Guard Plan covers.

Winter

December to February: freezes and ice

- [ ] After freezing rain, look for ice dams along the eaves and icicles coming from behind the gutters.
- [ ] Check the attic after a thaw for frost, drips or wet decking.
- [ ] Watch for gutters pulling away from the fascia under the weight of ice.
- [ ] Note any leaks or stains and their location so you can show your roofer.
- [ ] Keep the number for a roofer that answers at night handy. Ice and wind don't wait for business hours.

Don's note: Never climb onto an icy roof. If water is coming in, call us and we'll tarp it.

Rather have us do it? The Home Guard Plan. One visit a year after leaf drop: gutters cleaned by hand and debris hauled off, downspouts flushed and tested, full roof inspection, pipe boots sealed, sealant touch ups, and a dated photo report. Free priority scheduling after storms. **$249 per year single story, $349 per year two story.** Steep, tile, slate and three story roofs quoted individually. rooftroopstn.com/services/roof-and-gutter-maintenance-plan

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