



TWENTY COMMON SIGNS THAT YOU MAY HAVE A ROOF LEAK(S)

CHECKLIST



If you think there may be a leak in your roof, check the interior and exterior of your property for these twenty signs and ask yourself these questions about the interior and exterior state of your roof.

INTERIOR SIGNS THAT YOU MAY HAVE A ROOF LEAK

- 1 Have you noticed water stains on your ceiling, particularly new ones that have appeared after a significant rainfall or storm? Even very small water spots can be early signs of leaks.
- 2 Are there any damp spots on the ceiling, around interior air vents, and fireplaces?



- 3 Does the paint or drywall around or light fixtures or electrical outlets look moist or damp?
- 4 Do you hear any unexplained dripping sounds inside your home?
- 5 Do you notice drips or moisture on the walls, especially after a major thaw? (Be aware that freezing temperatures can create an “ice dam” that appears to stop the leak, but the issues will come back once the weather warms up).
- 6 Is there a noticeable musty smell in your house, especially in the attic or upper floors?
- 7 Do you see the interior paint bubbling, peeling, or otherwise being oddly affected during hard rains?
- 8 Are there water stains on the rafters or the roof sheathing in your attic or on the top floors?

EXTERIOR SIGNS THAT YOU MAY HAVE A ROOF LEAK

- 1 Have you seen loose shingles laying in your yard or around your property?
- 2 Is there buckling or curling on your shingles?
- 3 Have you spotted roof rot, or extremely degraded or discolored shingles?



- 4 Has the color or appearance of your roof changed in any particular spot?
- 5 Do you see exposed nails on your roof, or nails that look loose?
- 6 Is there any cracked or damaged flashing around your roof vents?

- 7 How about your chimney? Any cracked sealants or damaged flashing?
- 8 Have you seen any debris piles in the valleys or lower spots of your roof, or around your chimney?
- 9 Do you have clogged or loose gutters or downspouts?
- 10 Any peeling paint or rotting areas under the eaves of your roof?
- 11 Have you noticed any shingle granules or other debris in your gutters?
- 12 If you have moss or mold on your exterior walls (especially if it appears to be growing)

