

Roof Inspections

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Buying or selling a home can be fraught with a number of unforeseen issues, one of them being the current state of the home's roofing. For buyers, a bad roof can easily turn into thousands of dollars of added expenses spent on unexpected repairs. For sellers, it can result in a significantly reduced selling price or even the loss of the sale itself. ***A roof inspection can provide peace of mind to both parties by uncovering minor issues before they become major problems.*** At [Vertex Roofing](#), our licensed Roofing Contractors Utah handle the process of inspecting your roof, using what we've learned over our 15 years of business within the Wasatch Front.

What is a Roofing Inspection?

A roofing inspection plays an important role in keeping the roofing system in excellent shape for years to come. ***A thoroughly conducted inspection can not only verify the roofing system's overall health, but also alert prospective buyers and sellers to issues that could affect its longevity.*** Most lending agencies [require a roofing inspection](#) to be performed during the home buying process, since it can protect unwary buyers from unforeseen and potentially expensive pitfalls.

What Inspectors Look For

A typical roofing inspection may start with the inspector ***visually assessing the roof from the ground.*** Armed with a pair of binoculars, the inspector will look for obvious signs of wear, tear and damage, including broken, loose, or severely curved shingles, missing shingles and sagging at the ridges.

After the ground-based inspection, ***the inspector may decide to climb on the roof and take a closer look*** at its current state. Here are a few things you can expect your inspector to do during this time:

- Check for broken or exposed nails
- Look for damaged or missing [flashing](#)
- Check the gutters and other areas for excessive shingle granule loss
- Closely inspect the [fascia board](#) for signs of damage or deterioration
- Look for rust or corrosion on the metal flashing

- Check for cracked caulk on flashing
- Inspect areas that may be prone to leaks, including the roof valleys
- Check the vent pipe rubber boots for signs of cracks and wear
- Check for signs of algae growth
- Inspect the drains, gutters and downspouts

The inspector may also take a look at the underlying roof structure from within the home. Here are a few things that your inspector will look for:

- Signs of improper attic ventilation
- Signs of deck sagging
- Outdoor light penetrating through the roof structure
- Cracks and other defects on roof sheathing
- Rotted or otherwise damaged roof rafters

Preventative Maintenance Tips

Preventative maintenance is always the key to a long-lived roofing system. ***Here are a few tips you can use to extend the life of your roof:***

- Always inspect your roof for damage after high winds, hailstorms or other severe weather activity.
- Always keep your roof free of leaves, branches and other debris.
- Keep your gutters, drains and downspouts clean to promote proper drainage and reduce the chance of leaks.
- Arrange for twice-yearly maintenance and inspection from a trusted contractor.

Schedule an Inspection with Vertex Roofing

At Vertex Roofing, we pride ourselves on offering trusted, high-quality roofing Salt Lake City. Before you buy or sell your real estate, you should give us a call and have our professional team of roofing experts perform a careful inspection of the roof. Not only do we offer comprehensive reports of any and all issues found with the roof, but we can also recommend repairs before buying or selling your home. [Contact us here](#), or call 801-447-5422 today to schedule your free roof inspection today.