

## 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)

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