Free engineer-led roof inspection

What we check on your roof. All 53 points.

Roof. Attic. Ground.

Our inspection follows a 53-point protocol across 10 inspection zones. Each checkpoint is documented as inspected, not applicable, inaccessible, or requiring further evaluation.

53	10	45–60 minutes	About 80
checkpoints	inspection zones	on site	dated photographs



1 Roof planes and documentation
2 Field shingle condition
3 Penetrations and flashings
4 Edges, eaves and rakes
5 Ridge, hip and exhaust
6 Attic interior
7 Ventilation calculation
8 Drainage
9 Ground-level and collateral evidence
10 Structural

The 53-point checklist

Hand this list to any roofer you are considering, including us. A real inspection can tell you the status of every line.

✓ Inspected **N/A** Not applicable **X** Inaccessible **!** Further evaluation recommended

1 Roof planes and documentation

Establishes what is actually up there before any conclusion is drawn.

	✓	N/A	X	!
Every slope photographed and labeled by orientation	☐	☐	☐	☐
Test square marked on each slope	☐	☐	☐	☐
Roof pitch measured	☐	☐	☐	☐
Existing layer count verified	☐	☐	☐	☐

2 Field shingle condition

Separates normal aging from storm damage across the open field of the roof.

	✓	N/A	X	!
Granule loss and exposed mat	☐	☐	☐	☐
Curling	☐	☐	☐	☐
Cupping	☐	☐	☐	☐
Factory sealant strip bond	☐	☐	☐	☐
Nail pops	☐	☐	☐	☐
Blistering	☐	☐	☐	☐
Impact bruising	☐	☐	☐	☐

3 Penetrations and flashings

Where the large majority of leaks actually originate.

	✓	N/A	X	!
Chimney and counterflashing	☐	☐	☐	☐
Pipe boots	☐	☐	☐	☐
Turbines	☐	☐	☐	☐
Static vents	☐	☐	☐	☐
Wall-to-roof transitions	☐	☐	☐	☐
Skylights and curbs	☐	☐	☐	☐
Valley type and condition	☐	☐	☐	☐

4 Edges, eaves and rakes

Decides whether water leaves the roof or tracks back into the wall assembly.

	✓	N/A	X	!
Drip edge presence and lap direction	☐	☐	☐	☐
Apron flashing at the eave	☐	☐	☐	☐
Rake edge	☐	☐	☐	☐
Fascia condition behind the gutter	☐	☐	☐	☐
Shingle overhang	☐	☐	☐	☐

5 Ridge, hip and exhaust

The exhaust half of the attic air path, and the most commonly mixed-up detail.

	✓	N/A	X	!
Ridge cap condition	☐	☐	☐	☐
Ridge vent type and continuity	☐	☐	☐	☐
Hip cap condition	☐	☐	☐	☐
Mixed-exhaust check	☐	☐	☐	☐

The 53-point checklist

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✓ Inspected **N/A** Not applicable **X** Inaccessible **!** Further evaluation recommended

6 Attic interior

Half the useful information about a roof is on the inside.

	✓	N/A	X	!
Decking condition from below	☐	☐	☐	☐
Daylight at penetrations	☐	☐	☐	☐
Daylight at the ridge	☐	☐	☐	☐
Moisture staining and its pattern	☐	☐	☐	☐
Insulation depth and coverage	☐	☐	☐	☐
Soffit intake blocked by insulation or paint	☐	☐	☐	☐
Bath and kitchen exhaust terminated outside the attic	☐	☐	☐	☐

7 Ventilation calculation

Run on every assessment, including when the vents look correct from the ground.

	✓	N/A	X	!
Attic area measured	☐	☐	☐	☐
Net free intake area computed	☐	☐	☐	☐
Net free exhaust area computed	☐	☐	☐	☐
Intake-to-exhaust balance documented against the code ratio	☐	☐	☐	☐

> **Calculated, not eyeballed.** We measure the attic and compute intake and exhaust on every inspection, including when the vents look right from the driveway.

8 Drainage

Where the water goes after it leaves the roof, which is a structural question here.

	✓	N/A	X	!
Gutter sizing against roof area	☐	☐	☐	☐
Gutter pitch and fastening	☐	☐	☐	☐
Downspout count relative to roof area	☐	☐	☐	☐
Discharge location relative to the foundation	☐	☐	☐	☐
Granule accumulation in gutters	☐	☐	☐	☐

9 Ground-level and collateral evidence

Soft metals at ground level record a hail event independently of the roof.

	✓	N/A	X	!
Gutters and downspouts	☐	☐	☐	☐
Fencing	☐	☐	☐	☐
A/C condenser fins	☐	☐	☐	☐
Window screens	☐	☐	☐	☐
Window wraps and trim	☐	☐	☐	☐
Garage door and other soft metals	☐	☐	☐	☐
Decks, patios and outbuildings	☐	☐	☐	☐

10 Structural

What the deck and framing say about the history of the roof.

	✓	N/A	X	!
Deck deflection	☐	☐	☐	☐
Framing observations	☐	☐	☐	☐
Evidence of prior repairs	☐	☐	☐	☐

The findings belong to you

How it works

1. **Book**
   Call, book online, or send the form.
2. **On site, 45–60 minutes**
   Roof, attic and ground, with about 80 dated photographs.
3. **Your written report**
   Photos labeled by location, each checkpoint documented with its status, estimated remaining service life in years, and one recommendation (no action needed, targeted repair, or replacement) with the reason.
4. **You decide**
   The report is yours, hire us or not.

The three outcomes

No action needed
We write that down and suggest when to look again.

Targeted repair
We identify the work needed and explain why.

Replacement
We explain why repair is not the right recommendation.

If everything's fine, we tell you.

Already have a quote?

Bring it. We'll inspect the roof and tell you in writing what on the other proposal is needed, what isn't, and what's missing. Free, no obligation.

Owned by a civil engineer who personally reviews every job before it moves into production.

Owens Corning Product Excellence Award
2019 · 2020 · 2021 · 2022 · 2023 · 2024 · 2025 · 2026

A+ Rated by BBB
Yelp Guaranteed

4.9 out of 5 on Google

Get your free inspection

(210) 807-6767

atriumroofing.com/free-inspection

Free inspections are for condition assessment. Roof certifications for a sale or lender may carry a fee, quoted before we start.