



Annual Roof Maintenance Checklist

For South-Central Wisconsin homeowners · print it, walk your roof, keep it on file

1 In the Attic (start here)

- ☐ Staining or dark streaks on the sheathing (old or active leaks)
- ☐ Soft or spongy decking when you press on it (rot)
- ☐ Frost or moisture on the underside in winter (ventilation problem)
- ☐ Soffit + ridge vents clear and unblocked (intake and exhaust)

2 Shingles (from the ground)

- ☐ Missing shingles — check the back slopes too
- ☐ Curling or cupping edges (end of life)
- ☐ Bald patches or heavy granule loss
- ☐ Dark circular bruising or soft spots (hail damage)
- ☐ Cracked or broken shingles (freeze-thaw)

3 Flashing points

- ☐ Separated or lifted flashing at the chimney base
- ☐ Cracked rubber boots around plumbing vents
- ☐ Caulk used instead of proper re-flashing
- ☐ Rust staining running down from metal flashing

4 Gutters & drainage

- ☐ Cleaned out completely (spring and fall, minimum)
- ☐ No sag or separation from the fascia board
- ☐ No rust spots or holes at the seams
- ☐ Downspouts extend 4-6 ft from the foundation
- ☐ Water drains away — not pooling at the base

5 Soffits & fascia

- ☐ No peeling paint or staining on the fascia
- ☐ No soft or rotted soffit boards
- ☐ No wasp/bird nests blocking soffit vents

6 Roof age & history

- ☐ How old is the roof? _____
- ☐ Shingle type (3-tab / architectural / impact)
- ☐ Known repairs — when, and by whom?
- ☐ Any past insurance claims — what was covered?

Wisconsin tip:

Run this every spring and fall. Our freeze-thaw cycles and hail seasons do the most damage — catching it early is the difference between a small repair and a full replacement.

Found a problem — or just want a second opinion?

Get a free, no-obligation roof inspection from a local, family-owned crew.

(608) 909-9109

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