

Roofer Photo Checklist

Roofing work — deck preparation, underlayment, flashing, and shingle installation — is covered in layers, each one hiding the work beneath it. When a homeowner disputes a leak, an insurance adjuster reviews a claim, or a manufacturer warranty is questioned, the question is always the same: **can you prove the deck was in the right condition, the underlayment was lapped correctly, and the flashing was installed to spec?** This guide covers every phase.

THE 7 PHASES

Document Every Phase, Protect Every Job

01 PHASE Pre-Job Assessment & Storm Damage

- Overall roof condition — all slopes
- Ridge cap condition documented
- Valley condition — open or closed
- Hail impact marks — granule loss noted
- Flashing condition — all penetrations
- Gutters & downspout condition
- Wind damage — lifted or missing shingles
- Chimney & skylight flashing condition
- Insurance adjuster scope on-site

02 PHASE Tear-Off & Deck Inspection

- Layer count — number of existing roofs
- Deck thickness labeled
- Deck replacement boards installed
- Tear-off in progress — wide shot
- Deck damage — rot, delamination, soft spots
- All penetrations — exposed & inspected
- Deck material — OSB or plywood
- Damaged deck boards marked & measured
- Clean deck — pre-underlayment wide shot

03 PHASE Underlayment & Ice & Water Shield

- Ice & water shield at eaves — width
- Felt or synthetic underlayment type
- Cap nail spacing on underlayment
- Ice & water shield at valleys
- Underlayment overlap — min 2" side lap
- Drip edge at eave — under underlayment
- Ice & water shield at penetrations
- Underlayment lapped over I&W at transition
- Drip edge at rake — over underlayment



04 PHASE Flashing Installation

- | | | |
|--|---|--|
| <input type="checkbox"/> Step flashing size & material | <input type="checkbox"/> Step flashing at each shingle course | <input type="checkbox"/> Counter flashing or reglet at chimney |
| <input type="checkbox"/> Chimney saddle or cricket (if required) | <input type="checkbox"/> Pipe boot flashing — type & sealing | <input type="checkbox"/> Skylight flashing — all four sides |
| <input type="checkbox"/> Valley flashing — open valley metal | <input type="checkbox"/> Headwall flashing at wall-to-roof | <input type="checkbox"/> All flashing before shingles cover it |

05 PHASE Shingle Installation

- | | | |
|--|--|---|
| <input type="checkbox"/> Starter strip at eave & rake | <input type="checkbox"/> Shingle brand, model & color label | <input type="checkbox"/> Nail zone — pattern per manufacturer |
| <input type="checkbox"/> Nail count per shingle documented | <input type="checkbox"/> Offset pattern — stagger confirmed | <input type="checkbox"/> Shingle exposure per manufacturer spec |
| <input type="checkbox"/> Hip & ridge cap — style & nailing | <input type="checkbox"/> Ventilation — ridge vent or box vents | <input type="checkbox"/> Completed roof — wide shot all slopes |

06 PHASE Penetrations & Specialty Work

- | | | |
|--|---|---|
| <input type="checkbox"/> Pipe boots — sealed at base & seam | <input type="checkbox"/> HVAC curb flashing & counterflashing | <input type="checkbox"/> Satellite dish penetrations sealed |
| <input type="checkbox"/> Solar mount flashing & underlayment | <input type="checkbox"/> Attic ventilation — intake & exhaust | <input type="checkbox"/> Skylight curb & cover installed |
| <input type="checkbox"/> Chimney top & cap condition | <input type="checkbox"/> All penetrations — complete & sealed | |

07 PHASE Final Inspection & Closeout

- | | | |
|--|--|--|
| <input type="checkbox"/> Permit card & inspection sticker | <input type="checkbox"/> Inspector approval documented | <input type="checkbox"/> Manufacturer installation checklist |
| <input type="checkbox"/> Warranty registration documentation | <input type="checkbox"/> Gutters cleaned of debris | <input type="checkbox"/> Yard magnet sweep — nails collected |
| <input type="checkbox"/> Final wide shot — all slopes complete | <input type="checkbox"/> Client walkthrough documented | <input type="checkbox"/> Before & after — each slope |

HOW TO USE THIS IN THE FIELD

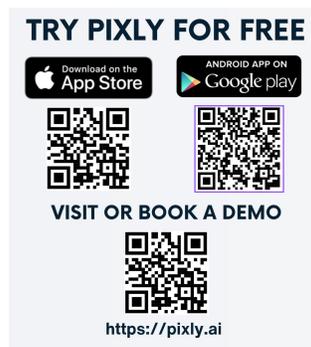
Turn This Checklist Into Your Daily Workflow

- 01 Document Storm Damage Before Any Material is Removed**
Hail impact marks, granule loss, and lifted shingles are the evidence base for an insurance claim. These photos must be taken before a single nail is pulled.
- 02 Photograph Every Layer of Flashing Before it is Covered**
Step flashing, ice and water shield at penetrations, and valley flashing all disappear under shingles. Manufacturer warranty and leak disputes hinge on proving these were correct.
- 03 Capture the Nail Zone on Every Shingle Course**
Nailing above or below the manufacturer nail zone voids the warranty. A close-up showing nail placement on each course is your proof of a code-compliant installation.
- 04 Wide Shot Before and After Every Slope**
A before-and-after pair for each slope — taken from the same position — documents your scope clearly for the homeowner, insurer, and manufacturer warranty team.

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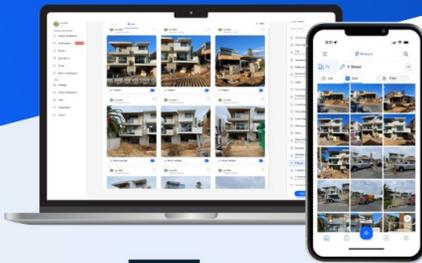
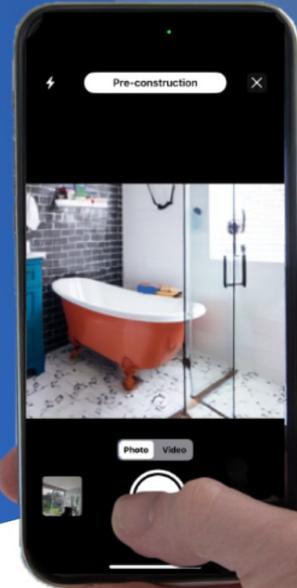
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