

Roof Repair Warning Signs Checklist

Spot the signs early — before a small issue becomes a big expense

Your roof is your home's first line of defence. Many homeowners don't notice problems until water is coming through the ceiling. Use this checklist to identify warning signs early and act before damage escalates.

FREE CHECKLIST

External Signs (What to Look for Outside)

- ☐ Missing, cracked, or slipped tiles or slates
- ☐ Ridge tiles that appear loose, cracked, or have gaps in the mortar
- ☐ Sagging or dipping sections of the roofline
- ☐ Damaged or blocked guttering — look for overflow, cracks, or sagging
- ☐ Flashing (lead strips around chimneys, vents, and joints) that is lifted, cracked, or missing
- ☐ Moss, algae, or lichen growth — small amounts are normal, but heavy growth can trap moisture
- ☐ Damaged or rotten fascia and soffit boards

Internal Signs (What to Look for Inside)

- ☐ Damp patches, water stains, or discolouration on ceilings or walls
- ☐ Peeling paint or bubbling wallpaper near the roofline
- ☐ Musty smells in the loft or upper rooms
- ☐ Daylight visible through the roof boards when you're in the loft
- ☐ Signs of water ingress in the loft: damp timbers, puddles, or wet insulation
- ☐ Mould or mildew growth in the loft space

Flat Roof Specific

- ☐ Ponding water (puddles that don't drain away after 48 hours)
- ☐ Blistering, cracking, or tearing of the felt or membrane
- ☐ Vegetation growing on the roof surface
- ☐ Sealant around penetrations (pipes, vents) that has perished

When to Call a Roofer

- ☐ Any active leak — even a small drip can cause serious structural damage over time
- ☐ After severe weather: high winds, heavy rain, hail, or snow
- ☐ If your roof is over 20 years old and hasn't been inspected
- ☐ Before buying a property — always include a roof inspection in your survey
- ☐ If you notice any of the warning signs above — get a professional assessment

Top Tip:

Never attempt to climb onto your roof yourself. Always hire a professional roofer with public liability insurance and proper safety equipment.

Find trusted roofers in Warrington at WarringtonTradesmen.co.uk