KJ ROOFING & BUILDING

Is My Roof Failing? Checklist

A ten-minute check from the ground and the loft. Tick anything you notice.

FROM THE GROUND (never climb onto the roof)

- [ ] Slipped, cracked or missing tiles or slates
- [ ] A sagging, dipping or uneven roofline
- [ ] Cracked or loose ridge and hip tiles, or crumbling mortar along them
- [ ] Heavy moss or lichen build-up
- [ ] Gutters overflowing, sagging, cracked or full of debris
- [ ] Rotten, flaking or damaged fascias and soffits

FROM THE LOFT (only if it is safe to do so)

- [ ] Daylight showing through the roof
- [ ] Damp, darkened or wet timbers, or a musty smell
- [ ] Water stains, drips or wet insulation
- [ ] Felt that is torn, sagging or missing under the tiles

AROUND THE CHIMNEY

- [ ] Lead flashing lifting, cracked or loose
- [ ] Crumbling mortar joints or flaking brickwork
- [ ] Leaning stack, or cracked or loose chimney pots
- [ ] Damp or staining on the chimney breast indoors

FLAT ROOFS

- [ ] Blisters, splits or cracks in the covering
- [ ] Standing water that has not drained after a day or two
- [ ] Lifting edges or failed joints and upstands
- [ ] Damp patches on ceilings below

INSIDE THE HOUSE

- [ ] Brown rings or spreading stains on top-floor ceilings
- [ ] Peeling paint, mould or damp at the top of walls
- [ ] New stains that appear or grow after rain

How did you do?

1-2 ticks: keep an eye on it and book a check. 3 or more, or any sign of water getting in: get the roof inspected soon. Take photos and do not repair the roof yourself. Most problems are cheaper to fix early.

Want a proper look? Free, no-obligation quotes.

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