



## How Often Should You Get a Roof Inspection?

It is recommended to get a roof inspection at least once a year, especially before and after severe weather seasons. Regular inspections can help detect potential problems early and prevent costly repairs in the future. If you have an older roof, it is recommended to get an inspection more frequently.

### What Does A Roof Inspection Cover?

The roofing professional performing the roof inspection will look for and documents the following:

- Leaks – signs of water damage and identify the source(s) of the leak.
- Missing, damaged or lifting shingles and will

document the extent of the damage.

- Debris and clogged gutters which can cause clogging and water damage
- Structural damage – examine the rafters, decking, and ridge line, to check for any signs of damage or weakness.
- Ventilation issues – assess the roof’s ventilation system to ensure it is functioning properly. This can help prevent moisture damage and prolong the lifespan of your roof.
- Wear and tear – look for cracks or worn shingles, and will determine if the roof needs to be repaired or replaced.

Overall, a roof inspection can help identify any potential problems with the roof and provide recommendations for repair or replacement.

## How Much Is A Roof Inspection?



The cost of a roof inspection is typically a small investment compared to the cost of a full roof replacement.

Roof inspection costs vary depending on roof size, roof complexity/access and the location of the property. On average, they can cost anywhere from \$300 to \$1,000 or more.

However, if you sign up for a low-cost preventative maintenance program, a complete annual roof inspection is included at zero cost.

Most commercial roofing companies offer maintenance programs that address most of the items above and ensure your building's roof will weather future storms.

Preventative roof maintenance programs include making minor repairs to protect building owners from interior damages caused by water intrusion, help prevent costly repairs down the road and extend the life of the roof system.

How Often Should You Get a Roof Inspection?

The frequency is either quarterly, semi-annual or annual depending on the size of one's business and if there are circumstances such as a lot of trees that have higher debris potential that require more frequent maintenance visits.

## Does A New Roof Need To Be Inspected?

Yes, even a new roof should be inspected and an annual inspection is usually required to preserve the warranty.



### Author - David Grandey, Sales & Marketing Manager

Bio: David Grandey is Sales and Marketing Manager for Highland Roofing Company where he is a member of the senior management team and maximizes the company's sales efforts by leading Highland's account management team. He also oversees all marketing and community relations efforts.

David is very active in the growth of the eastern North Carolina commercial real estate community through a variety of leadership roles with two chapters of Commercial Real Estate Women (CREW) and IFMA and memberships in NAIOP, ULI, BOMA, CMAA, NCHEA and NCEDA.

For more information please call **(844) 794.8313** or visit us online at **[www.HighlandRoofingCompany.com](http://www.HighlandRoofingCompany.com)**