

Roof Tune-Up Checklist

Annual preventive maintenance for Maryland's Eastern Shore

Walk your property twice a year — spring after winter storms, fall before hurricane season — and after any major wind or hail event. Leave anything you can't check safely from the ground to a roofer.

ROOF SURFACE

- ☐ Shingle condition — curling, cracking, missing tabs
- ☐ Granule loss (check gutters for shingle grit)
- ☐ Nail pops or exposed fasteners
- ☐ Lifted or damaged ridge caps
- ☐ Valley integrity and debris buildup
- ☐ Algae, moss, or dark streaking

FLASHING & PENETRATIONS

- ☐ Chimney flashing and cap condition
- ☐ Wall and step flashing seals
- ☐ Vent boot / pipe collar cracking
- ☐ Skylight seals and frames
- ☐ Satellite or solar mount seals
- ☐ Drip edge and eave condition

GUTTERS & DRAINAGE

- ☐ Gutters cleared and flushed
- ☐ Downspouts flowing freely
- ☐ Gutter pitch and secure hangers
- ☐ Discharge directed away from foundation
- ☐ Fascia boards — rot or separation
- ☐ Standing water or erosion at grade

ATTIC & VENTILATION

- ☐ Soffit vents clear and unblocked
- ☐ Ridge / static vent function
- ☐ Daylight visible through decking
- ☐ Moisture stains, mold, or damp insulation
- ☐ Insulation depth and coverage

COASTAL EASTERN SHORE EXTRAS

- ☐ Fastener corrosion from salt air
- ☐ Metal flashing rust or pitting
- ☐ Post-storm debris in the yard (shingles, limbs)
- ☐ Tree limbs overhanging the roof
- ☐ Loose or lifted shingle tabs after high wind

Found something on this list?

Shore Protection Tune-Up: 25-point inspection, minor repairs, resealing, gutter cleaning. Call (443) 675-6485.