



FREE 18 POINT ROOF & GUTTER INSPECTION



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erniesroofing.com

Serving Denver Metro Area Since 1978

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Free Inspection

Our inspection evaluates the entire roofing and drainage system because water management begins at the roof and continues through the gutter system.

Roof covering condition	- check shingles for missing, cracked, curling, or aging materials
Flashing and roof joints	- inspect metal flashing around chimneys, skylights, and roof transitions
Roof penetrations	- evaluate pipe boots, vents, and collars for seal deterioration
Roof deck structure	- identify sagging roof areas or structural irregularities
Roof drainage flow	- confirm water flows properly down roof surfaces
Gutter attachment	- inspect brackets and fasteners holding gutters to fascia
Gutter condition	- evaluate seams, slope, and sagging sections
Downspout drainage	- confirm water exits safely away from the foundation & home
Soffit & Fascia condition	- inspect roof edges for rot or water damage
Shingle granule loss	- check gutters and roof surface for excessive granules
Attic ventilation	- inspect airflow through ridge vents and soffit vents
Moisture intrusion signs	- look for attic water stains, mold, or damp insulation
Wind damage indicators	- identify lifted or missing shingles
Hail damage indicators	- inspect roof materials and metal components for impact damage
Hidden storm damage	- look for subtle damage homeowners may not see
Emergency patch needs	- identify areas requiring temporary protection
Flashing, Valleys & Drip Edge	- inspect critical water flashing flow areas
Inspection documentation	- provide report and recommendations to homeowner