



# DO I NEED A NEW ROOF?

A 9-POINT  
CHECKLIST



**ABOVE**  
ROOFING

## “How do I know if or when I need a new roof?”

This is *the single most common question* homeowners ask us.

Your roof should provide protection, comfort, and peace of mind. But a roof that is old or leaking makes everyone feel anxious and vulnerable.

We understand that a **high-quality roof** is a big purchase. And the process of choosing a roofing company can be overwhelming.

You're smart to be informed so you can make **the best decision**. The wrong decision is expensive and puts your home and comfort at risk.

## Here are 9 key signs that your roof is at risk:

### 1 Cracked, broken, or missing shingles

This happens with time and exposure to Michigan's variable weather.



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*To all you fearless DIYers: Please do not get on your roof! Stay safely on the ground.*

## 2 The age of your shingles and roof deck

Typically, shingles are rated to last for 10, 20, and 50 years, but that is dependent on them being installed to the manufacturer's specifications. For example, an improperly ventilated attic or inadequate insulation can severely decrease the useful life of the shingles and, therefore, your roof.

## 3 Excessive surface granules in the gutters

That sand-like material covers the surface of shingles and protects them from sun damage. When it starts letting loose, it's an indication that your shingles are nearing the end of their life cycle.



## 4 Cracked caulk or rust spots on flashing

Deteriorating or improperly installed flashing is the primary cause of leaking roofs.

## 5 Interior damage to ceilings and walls

Dark areas and peeling paint are never good signs.



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## 6 Cracked and worn rubber boots around vent pipes

If the rubber vent boot is cracked or was improperly sealed, rain water can leak through the boot, run down the vent pipe, and drip into your attic and onto your ceiling.



## 7 Damaged soffit

Peeling paint or rust on the bottom side of your roof's overhang can be a sign of a leaking or deteriorating roof.

## 8 Moss and lichen

This can be a sign that the roof is decaying underneath.

Black algae stains are just cosmetic.



## 9 Damage in your attic

Signs of leaks, like streaking or staining, will be visible on the underside of your roof deck. There also may be water damage visible on the insulation.

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Some of these issues indicate the need for an entirely new roof.

Other problems may just require a repair.

The only way to know for certain is for Above Roofing to come out and do a multi-point inspection. We'll assess your roof:

- from the **ground**
- on your **roof**
- from a **ladder**
- possibly in your **attic** space

### **Here's the good news about our inspections:**

- We can schedule your no-pressure, Free Roof Inspection usually **within a week** (often sooner, if your roof is damaged).
- Our detailed inspection for homeowners is **completely free**. No strings attached.
- We provide you with **the information you need** to make an informed decision. That may be repair, replace, or plan for a future replacement.

We'll let you know exactly what we find. We *will not* recommend anything you don't need. We promise to always act with integrity.

**An old or leaking roof puts your home and peace of mind at risk. At Above Roofing, we install high-quality roofs without the usual hassle. With one of our roofs, you can be confident that your home will provide the protection and comfort you deserve.**

## So what happens next?

- 1** Contact us to schedule your no-pressure, Free Roof Inspection.

Call **616.662.7663** or click this link:  
[aboveroofing.com/free-inspection](https://aboveroofing.com/free-inspection)

- 2** We give you on-the-spot results and walk you through them.

- 3** We answer all of your questions and discuss scheduling.