



A FREE GUIDE FOR TREASURE VALLEY HOMEOWNERS

The Idaho Homeowner's Roof Check

What to look at from the ground, what to look at inside, and how to tell whether a roof needs a repair, a closer look, or a replacement. Written by the people who climb the ladder.

Tru Armor Roofing

Eagle, Idaho. Serving Boise, Meridian, Eagle, Nampa, McCall and Donnelly.

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Stay on the ground

Everything in this guide can be checked from the yard, the sidewalk, a window, or the attic hatch. Nothing here needs a ladder. A roof looks the same to a homeowner standing on it as it does from below, and a fall costs more than any roof. If something needs a closer look, that is what the free inspection is for.

Keep a phone handy. A dated photo of anything that looks off is worth more than a memory of it, and if a storm turns out to be involved, dated photos are exactly what an insurance company asks for.

PART ONE

Ten things to look at from the ground

Shingles in the yard or the gutters. A whole tab on the lawn after a windy night means the sealant strip let go somewhere.

Lifted or creased shingles. Wind folds a shingle back and it never lies flat again. The crease is a thin line across the tab, easiest to see in low morning or evening light.

Bare patches or a shiny look. Shingles are covered in small granules. Where they are gone, the black mat shows through and the sun goes to work on it.

Granules in the downspout splash blocks. A little is normal on a new roof. A steady pile on an older roof means the surface is wearing.

Dents in soft metal. Hail leaves round marks on gutters, downspouts, vent caps and the flashing around the chimney before it shows on shingles.

Flashing that has pulled away. The metal where the roof meets a wall, a chimney or a vent should sit tight. A gap, a lifted edge or a bead of old caulk is where water gets in.

Moss or dark streaks. Moss holds water against the shingle. Streaks are usually algae, cosmetic, but they tell you which side stays wet.

A sag in the ridge or a dip in a slope. Stand across the street and sight along the roofline. It should be straight.

Rusted or missing nail heads on a metal roof. Exposed-fastener metal needs its washers. A rust bloom around a screw is a washer that has failed.

Ice at the eaves in winter. A ridge of ice along the gutter line is an ice dam. It means heat is escaping through the roof and melting snow that refreezes at the cold edge.

PART TWO

Four things to look at inside

Ceilings and the tops of walls

A tan or brown ring on the ceiling is water that came and dried. A ring that grows after rain is water that is still coming. Look in closets and the corners of upstairs rooms, where nobody looks.

Ventilation

An attic that is much hotter than the outside air in summer, or frosty on the underside of the deck in winter, is not breathing. Poor ventilation shortens a roof's life, and it is one of the things we check on every roof.

The attic, from the hatch

With a flashlight, look for daylight through the roof deck, dark stains on the wood, damp or matted insulation, and rusty nail tips. Do this on a bright day and again during a rain if you can.

Around the chimney and the plumbing vents

These are the places roofs leak first. From below, look for stains on the framing around them. From outside, look at the flashing and the rubber boot on each vent pipe. A cracked boot is a small repair; a cracked boot ignored is a ceiling.

PART THREE

What Idaho weather does to a roof

Each of these shows up on Treasure Valley and mountain roofs, and we check for all of it on every inspection.

Wind. Wind damage is not always visible from the ground. Creasing is the tell, and it is the first thing we look for.

Hail. Hail damage is not always obvious. The marks on soft metal show up first; on shingles it is bruising you feel more than see. Dated photos while the claim window is open matter.

Snow, ice and freeze-thaw. Winter is the hardest season on an Idaho roof. Snow load, ice dams and freeze-thaw are handled through pitch, ventilation and ice-and-water shield, which is why those get checked.

Summer sun. UV exposure wears shingles down over time. It is one of the things we assess on every inspection.

Impact-resistant options. Class 4 shingles hold up well to hail. Ask about them if you are replacing a roof in a hail-prone spot.

Repair, a closer look, or replace

Every inspection ends with one of three answers. We will recommend a repair when that is the right solution.

Repair Isolated damage on a roof that still has service life remaining. A lifted tab, a failed boot, a piece of flashing, a small section after a wind event.	A closer look Nothing urgent, but something to watch: wear on one slope, a spot in the attic, a gutter line that ices. We tell you what to watch, so the next check has a baseline.	Replace A replacement is the right call when a repair will not hold. It comes with a written bid, and a workmanship warranty included in the sales agreement.
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If a storm was involved

Our team includes former insurance agents, so we document your roof the way adjusters need to see it and can meet your adjuster on site. We provide dated photos of every problem area and a written record of the damage to give your insurance company, and a straight answer on whether there is damage worth claiming. You file the claim and deal with your carrier directly. We handle the roof.

What the free inspection includes

An owner walks the roof and checks every problem area, in person.

A straight answer on what it needs, in plain language, on the spot. Many inspections end with "your roof is fine, here is what to watch for."

All roof replacements come with a workmanship warranty, included in the sales agreement.

Ready for a second set of eyes?

Call or text 208-550-9387, or request a free inspection at truarmoridaho.com. New requests are called back within 1 business day. For an active leak during business hours, call.

Tru Armor Roofing, LLC, 1392 W Colchester Dr, Eagle, ID 83616. Idaho registered contractor #6871862. Serving Boise, Meridian, Eagle, Nampa, McCall and Donnelly. This guide is general information for homeowners; it is not a substitute for an inspection of your roof.