



Brad Hays



SBC Roof Series: Slate Roof Inspection

Here is a typical slate roof inspection checklist*

1. Exterior Inspection:
 - Inspect the overall condition of the slate tiles, looking for any cracked, broken, or missing tiles.
 - Assess the uniformity of the slate pattern and look for signs of dislodged or shifted tiles.
 - Check for any loose or damaged ridge caps and flashings.
 - Evaluate the condition of the gutters and downspouts for any signs of blockages or damage.
2. Roof Deck and Structure:
 - Examine the roof deck for any signs of sagging, rot, or damage that could compromise the integrity of the slate roof.
 - Check for proper ventilation and ensure that any ventilation openings are clear and unobstructed.
3. Flashing and Sealant:
 - Inspect all flashing details, including those around chimneys, skylights, and vent pipes, for tightness and proper sealing.
 - Check for any signs of deteriorated sealant or caulking around flashing and penetrations.
4. Attic Inspection:
 - Evaluate the attic space for signs of water stains, mold, or mildew, which could indicate leaks or inadequate ventilation.
 - Assess the condition of insulation and ensure that it is not obstructing ventilation pathways.
5. Structural Concerns:
 - Look for any signs of structural damage, such as compromised rafters or decking, that could affect the stability of the slate roof system.
6. Maintenance Needs:
 - Identify any areas requiring maintenance, such as re-nailing loose slates, re-pointing flashings, or addressing any damaged components.
 - Consider any nearby tree branches that may pose a risk of falling onto the roof and causing damage.
7. Documentation:
 - Take notes and photographs of any issues or areas of concern to keep a detailed record of the inspection findings.



* Regular inspections help identify potential issues early, allowing for timely repairs and maintenance to preserve the integrity and longevity of the slate roof. Check with a licensed roofing contractor for additional inspection information.



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HAIL INSPECTION:

Here is a checklist for conducting a hail inspection on a slate roof:

1. Damage Assessment:
 - Inspect the slate tiles for impact marks, cracks, or fractures that may have been caused by hailstones.
 - Look for any evidence of displaced or broken ridge caps, which are more susceptible to hail damage due to their elevated position.
 - Examine the overall uniformity of the slate pattern to identify any irregularities caused by hail impact.
2. Flashing and Metal Components:
 - Check all metal flashings, including step flashings, apron flashings, and vent pipe flashings, for dents or deformation caused by hail.
 - Evaluate the condition of metal ridge caps and any other exposed metal components for signs of damage.
3. Gutters and Downspouts:
 - Assess the gutters and downspouts for any dents, bends, or damage resulting from hail impact.
 - Clear debris from gutters to ensure proper drainage and assess for any signs of functional impairment.
4. Roof Deck Inspection:
 - Examine the roof deck for any signs of hail damage, such as indentations or fractures, which may have impacted the integrity of the roofing system.
5. Attic Inspection:
 - Assess the attic space for any signs of water infiltration resulting from possible hail damage, such as water stains or wet insulation.
6. Documentation:
 - Take detailed notes and photographs of any observed hail damage, documenting the size and nature of impacts and the affected areas.
 - Record the date of the inspection for future reference and for tracking potential insurance claims.



* It's essential to perform a thorough inspection following a hailstorm to identify and address any damage promptly and ensure the long-term performance and durability of the slate roof. Check with a licensed roofing contractor for additional inspection information.



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WIND INSPECTION:

Here is a checklist for conducting a wind inspection on a slate roof:

1. Exterior Inspection:
 - Inspect the slate tiles for any signs of uplift, displacement, or damage caused by high winds, including loose or missing tiles.
 - Look for any shifted or dislodged ridge caps, which may indicate a compromise in the ridge's integrity due to wind forces.
2. Flashing and Metal Components:
 - Check the condition of all metal flashings, including step flashings, apron flashings, and vent pipe flashings, for secure attachment and signs of loosening or damage caused by wind.
3. Roof Deck and Structure:
 - Evaluate the roof deck for any visible signs of structural damage that may have resulted from strong wind forces, such as lifted or shifted sections of decking.
4. Attic Inspection:
 - Assess the attic space for any signs of water infiltration or drafts that may indicate wind-related damage to the roofing system.
5. Underlayment Inspection:
 - Examine the underlayment for any signs of tearing, lifting, or damage from wind exposure, which could compromise the waterproofing layer of the roof.
6. Gutters and Downspouts:
 - Check the gutters and downspouts for any signs of damage, displacement, or clogging caused by wind-driven debris.
7. Sealing and Adhesive:
 - Inspect the sealant and adhesive used in the roofing system for signs of degradation or loosening due to wind exposure.
8. Documentation:
 - Take detailed notes and photographs of any observed wind damage, documenting the affected areas and the nature of the damage.
 - Record the date of the inspection for future reference and for tracking potential insurance claims.



* Regular wind inspections help identify potential issues early, allowing for timely repairs and maintenance to preserve the integrity and longevity of the slate roof. Check with a licensed roofing contractor for additional inspection information.