Home Buying Checklist

General Roof Evaluation

- ☐ **Have I asked the seller when the roof was last replaced?**
- ☐ **Have I requested documentation (receipts, permits, warranties)?**
- ☐ **Have I scheduled a professional roof inspection?**
- ☐ **Have I looked for visible signs of damage or aging?**
    - **Algae growth, staining, or streaking**
    - **Granules in gutters**
    - **Curling or missing shingles**
    - **Sagging or soft spots**
    - **Signs of hail or wind damage**

Roof Age and Type

- ☐ **What type of asphalt shingles are on the home?**
    - **3-Tab (10–15 years)**
    - **Architectural (15–25 years)**
    - **Designer (15–25 years)**

- ☐ **How old is the roof based on documentation or inspection?**
- ☐ **Is the roof nearing or past its expected lifespan?**

Roof Damage History

- ☐ **Has the seller disclosed any past roof issues or repairs?**
- ☐ **Were any repairs completed under an insurance claim?**
- ☐ **Do interior ceilings show any signs of roof leaks?**
    - **Water stains**
    - **Discoloration**
    - **Uneven paint or patching**

Code Compliance (South Carolina Specific)

- ☐ **Do I know the year the roof was installed?**
- ☐ **Have I checked what building code was active at that time?**
- ☐ **Have I contacted local code enforcement for details?**
- ☐ **Have I consulted a roofer to confirm whether the roof would pass inspection under 2021 IRC code (current SC standard)?**
- ☐ **Have I considered the insurance implications if the roof is not up to code?**

Final Questions to Ask Before You Buy

- ☐ **Is the roof currently in good condition?**
- ☐ **Will I likely need to replace the roof within the next 5 years?**
- ☐ **Am I financially prepared for a potential roof replacement?**
- ☐ **Have I factored roofing condition into my offer or negotiations?**

Bonus Tip:

If you're uncertain at any point, contact a trusted local roofer for a professional evaluation before closing.