



Roof Life's Curb Appeal Checklist

ROOF – Your roof represents up to 50% of the view of your home as seen from the curb.	
<p>Find a vantage point where you can see your roof's surfaces. This may be from your neighbor's yard. A set of binoculars can be very helpful as you inspect your roof from the ground. NOTE: We DO NOT recommend climbing onto your roof for a DIY-inspection unless you are experienced and comfortable with heights and ladders.</p>	
What type of Roof do you have?	NOTES
ARCHITECTURAL COMPOSITION (aka Asphalt shingles)	
<ul style="list-style-type: none"> <input type="checkbox"/> Look for any unusually large amount of granules in your gutter or downspouts. This can indicate that your shingles are failing. <input type="checkbox"/> Are your shingles covered in moss, needles, leaves, debris or branches? These debris piles can cause water to dam and flow underneath your shingles. They need to be removed. <input type="checkbox"/> Do your shingles appear to be worn or fading? This is another sign of aging and possible damage from the sun. 	
CEDAR SHAKE ROOF	
<ul style="list-style-type: none"> <input type="checkbox"/> Are your shakes dark or black looking? These are signs of mold and decay. Healthy cedar ages to a light ash color. <input type="checkbox"/> Is your roof or any part of it growing moss? You'll most likely find it on the north and east facing slopes. <input type="checkbox"/> Do you notice many cracked or broken shakes? Many "builder-grade" roofs were installed using inferior shakes that are weaker because of the orientation of the wood grain. <input type="checkbox"/> Can you see the space between the shakes or is there debris in the keyways (space between the shakes)? Debris in the keyways traps water and fosters unwanted growth. It needs to be removed. 	
TILE ROOF	
<ul style="list-style-type: none"> <input type="checkbox"/> Do you spot any broken or cracked shingles? If a cracked tile is on the front part of the roof, but still functional, we often will switch it with a tile from a less visible part of the roof. We also have sources to find replacement tiles for most products. <input type="checkbox"/> Are your tiles covered in moss? <input type="checkbox"/> Do any tiles appear to have slipped or moved? Tiles are simply interlocked to each other and not fastened down. 	



DON'T risk injury.
 Request your free maintenance inspection at
<http://www.rooflife-oregon.com>
 503-925-0125

WINDOWS – Properly functioning windows save energy and add beauty from inside and outside.

NOTES	
<input type="checkbox"/> Do you notice any condensation on the inside of your windows? This is a sign of poor insulation and energy loss. Excess moisture can also soak into your walls and trim, causing mold and rot in the structure beneath the windows.	
<input type="checkbox"/> Do you feel airflow coming through your windows even when they're shut? This is an indication of age, wear and tear and even improper installation that is costing you money in the form of increased energy bills.	
<input type="checkbox"/> Is your energy bill high? Better windows can save people up to 40% on their energy bills.	
<input type="checkbox"/> Are your windows aluminum or are they just outdated and looking old?	

SIDING – Inspect the weather side (South or West facing) for the following problems...

NOTES	
<input type="checkbox"/> Do you notice any swelling or cracks in your siding? A likely indication that your siding is absorbing and retaining moisture. This can cause extensive rotting and molding on the underlying structural components. You need to investigate further.	
<input type="checkbox"/> Is your siding covered by two coats of paint? This varies depending on the type of siding on your home. Some products have the color embedded in the material.	
<input type="checkbox"/> Is any of the paint peeling or cracking? See the next section on Paint.	
<input type="checkbox"/> Do you notice any cracks or separation in your caulking? That caulking is there to keep water out. It should be inspected and repaired or replaced as needed.	
<input type="checkbox"/> Is any of the trim (edge pieces) decayed or failing? In most instances, these can be repaired or replaced as needed.	



**Get a FREE estimate
 for Windows, Siding or Paint at
<http://www.1storegon.com>
 503-925-0124**

EXTERIOR PAINT – More than just decorative, good paint seals your walls from moisture and prevents the decay of your siding and trim.

NOTES	
<input type="checkbox"/> Do you have two coats of paint on your house? One coat just isn't enough. <input type="checkbox"/> Is your paint dry or fading? Easy to spot from the curb. <input type="checkbox"/> Do the colors of your paint complement or distract from the color of your roof? How about the color of your trim and doors? Sometimes a fresh palette of color can do wonders for a home's curb appeal.	

LANDSCAPE – Are you keeping your property well-groomed?

NOTES	
<p>SHRUBBERY</p> <input type="checkbox"/> Are your shrubs pruned and shaped? <input type="checkbox"/> Do your shrubs complement each other, act as a focal point or provide a distraction to your landscape? <input type="checkbox"/> What is the maturity of your shrubs? <input type="checkbox"/> Have your shrubs been fertilized to maintain their strength?	
<p>PLANTS/FLOWERS</p> <input type="checkbox"/> Have your planting beds been re-mulched? <input type="checkbox"/> Are your perennials separated? <input type="checkbox"/> Are the plant and flower colors compliment or contrast each other? <input type="checkbox"/> What type of blooming period do your flower and plants have?	
<p>TREES</p> <input type="checkbox"/> Do you have contrasting colors and heights of trees? <input type="checkbox"/> Are your trees overgrown or blocking the view of your house? <input type="checkbox"/> Do your trees act as an accent to your landscape or are they the focal point? <input type="checkbox"/> Have your trees been trimmed or pruned back?	
<p>GRASS</p> <input type="checkbox"/> Is your lawn mowed short at about a 2" length? <input type="checkbox"/> Has your lawn mower blade been sharpened? <input type="checkbox"/> Has your grass been fertilized along with a pre-emergent herbicide? <input type="checkbox"/> Have you preformed a core aeration of your lawn?	
<p>IRRIGATION/WATER FEATURES</p> <input type="checkbox"/> Have you scheduled your sprinkler system for start up? <input type="checkbox"/> Are your irrigation lines flushed clear of debris? <input type="checkbox"/> Is your water feature clear of sludge and debris? <input type="checkbox"/> Have your water filters been checked and cleaned?	