Florida Roof Maintenance Checklist

Check from the ground, a ladder at the gutter or the attic. Leave the roof itself to a roofer. Tick as you go.

Every month

- ☐ Ceilings in every room and around the AC closet: any new stains?
- ☐ Quick look at the roof from the ground after big storms

Winter (December to February)

- ☐ Book the yearly roof inspection
- ☐ Make repairs while roofers are less busy
- ☐ Check the attic for stains after cold fronts

Spring (March to May): before hurricane season

- ☐ Clean gutters and downspouts
- ☐ Trim branches at least 6 feet back from the roof
- ☐ Look for lifted shingles, cracked tiles and loose flashing
- ☐ Take dated photos of every side of the roof

Summer (June to August): storm season

- ☐ After every big storm: check the roof from the ground and the ceilings inside
- ☐ Look for granules in the gutters and drips in the attic

Fall (September to November)

- ☐ Look over the roof again after the peak of hurricane season
- ☐ Clear leaves and palm debris from the roof edge and gutters
- ☐ Compare the roof with your spring photos

By roof type

- ☐ Shingle: never pressure wash; treat algae with a 50:50 bleach and water mix, then rinse
- ☐ Tile: don't walk on it; watch for cracked or slipped tiles
- ☐ Metal: rinse salt near the coast; watch sealant at pipes and trim
- ☐ Flat: keep drains clear; note any water still standing a day or two after rain

Call a roofer if you see: water stains or drips inside, curling or missing shingles in more than one spot, several cracked tiles, sagging, or daylight through the roof deck.

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