Advanced Level ROOFING
YOUR LOCAL ROOFER

POST-STORM ROOF HEALTH CHECK

A 20-Point Self-Assessment for Calgary Homeowners

You don't need to climb on your roof to know something's wrong. Most roof problems give early warning signs you can see from the ground. This checklist walks you through 20 things every Calgary homeowner should check before winter, or after any significant hailstorm.

How to use this guide: Work through each section at your own pace. Check the box if you spot the issue. Use binoculars for the roof surface. Never climb on the roof yourself. At the end, see what your results mean.

THE CHECKLIST

SECTION 1
THE SHINGLES

Check from the ground or with binoculars

01 ☐ Missing shingles

WHAT TO LOOK FOR:
Any bare patches on the roof, shingle tabs in the yard or garden after a storm.

WHY IT MATTERS:
A missing shingle is an open gap in your home's waterproofing. Water reaches the decking underneath within the next rain event.

Can't tell from the ground? Don't worry; if you can't see the full roof from the ground, we can. Our inspections cover every slope.

02 ☐ Curling or cupping edges

WHAT TO LOOK FOR:
Shingle edges that are curling upward (cupping) or the middle of the shingle buckling upward (clawing). Best visible on a sunny day.

WHY IT MATTERS:
Curling means the shingle is losing its bond and flexibility. Wind can catch curled tabs and tear them off completely.

03 ☐ Granules washing out of downspouts

WHAT TO LOOK FOR:
Dark, gritty sediment accumulating at the base of your downspouts or in your eavestroughs after rain.

WHY IT MATTERS:
Granules are the shingle's UV shield. Once they wash away, the asphalt beneath degrades rapidly. This is one of the earliest signs a roof is nearing end of life.

04 ☐ Hail damage — dents and bruising on soft metals

WHAT TO LOOK FOR:
Pitting or dents on your aluminum eavestroughs, vent caps, downspouts, or window flashings. If your car or deck showed hail damage, your shingles almost certainly did too.

WHY IT MATTERS:
Shingle hail bruising is invisible from the ground, but soft metal damage is your ground-level evidence that impact occurred. Don't assume the roof is fine just because you can't see holes.

> **Can't tell from the ground?** Hail bruising on shingles requires a tactile inspection: pressing the shingle to feel the fractured fibreglass mat beneath. This is something a trained inspector can confirm.

05 ☐ Dark patches or discolouration

WHAT TO LOOK FOR:
Areas of the roof that look darker, shinier, or noticeably different in texture from surrounding shingles.

WHY IT MATTERS:
Uneven granule coverage means those sections are aging faster. Algae and moss growth (dark streaking) traps moisture and accelerates shingle breakdown.

06 ☐ Ridge cap condition

WHAT TO LOOK FOR:
The shingles running along the very peak of your roof. Any that appear lifted, cracked, or missing.

WHY IT MATTERS:
Ridge caps take more wind exposure than any other part of the roof. Failure here is often the first sign a storm has weakened the adhesive across the whole roof.

SECTION 2

EAVESTROUGHS & DRAINAGE

Check from the ground

07 ☐ Eavestroughs pulling away from the fascia

WHAT TO LOOK FOR:
Gaps between the eavestrough channel and the board it's attached to, or visible sagging over a section.

WHY IT MATTERS:
Separated eavestroughs dump water directly down your exterior wall and into the foundation zone. In winter, they accelerate ice dam formation.

08 ☐ Clogged or overflowing eavestroughs

WHAT TO LOOK FOR:
Water spilling over the sides during rain rather than flowing to a downspout. Visible debris buildup above the roofline.

WHY IT MATTERS:
Blocked eavestroughs back water up against the fascia board, causing rot. And in cold weather, they freeze solid and contribute directly to ice dams under your shingles.

09 ☐ Downspout discharge

WHAT TO LOOK FOR:
Where your downspouts empty. They should discharge at least 1.5–2 metres from your foundation wall.

WHY IT MATTERS:
Downspouts emptying directly at the foundation are one of the most common causes of basement water intrusion. This quick fix can prevent expensive consequences.



SECTION 3

FLASHING & EDGES

Binoculars help here

10 ☐ Flashing around your chimney

WHAT TO LOOK FOR:
The metal strips where your chimney meets the roof slope. Look for visible gaps, rust streaks running down the chimney, or lifted metal.

WHY IT MATTERS:
Failed chimney flashing is the single most common source of roof leaks in Calgary. Water enters at the gap, travels along the rafter, and shows up as a ceiling stain metres away from the actual entry point.

> **Can't tell from the ground?** Flashing micro-cracks and sealant failure aren't visible from the ground. If your chimney is over 15 years old, a professional look is worth it regardless of what you can see.

11 ☐ Flashing around skylights and vents

WHAT TO LOOK FOR:
Metal collars and seals where any pipe, vent, or skylight penetrates the roof. Look for any that appear lifted, rusted, or have cracked rubber (pipe boots).

WHY IT MATTERS:
Deteriorated pipe boots (the rubber seal around plumbing vents) are one of the most overlooked leak sources. The rubber typically lasts 10–15 years regardless of the shingle condition around it.

12 ☐ Drip edge along the eaves and rakes

WHAT TO LOOK FOR:
The metal strip running along the lower edge of the roof. Any sections visibly bent, detached, or missing.

WHY IT MATTERS:
Without drip edge, water runs behind your eavestroughs and rots the fascia board. The Alberta Building Code also requires it for any new installation. If your roof was replaced without it, that's a problem.

SECTION 4
INSIDE YOUR HOME

Interior warning signs

13 ☐ Ceiling stains or water marks

WHAT TO LOOK FOR:
Brown rings or discolouration on your ceiling, especially in upper floor rooms or near exterior walls. Even old, faded stains count.

WHY IT MATTERS:
By the time a stain appears on your ceiling, water has typically been infiltrating for weeks or months. The actual entry point is often metres away. Roof leaks travel along rafters before dropping.

14 ☐ Daylight in your attic

WHAT TO LOOK FOR:
If you can safely access your attic during daylight, look up at the underside of the roof. Any spots of natural light coming through indicate gaps in the system.

WHY IT MATTERS:
Any gap large enough to let light through lets water in during a storm. This is the clearest evidence of a structural failure point.

15 ☐ Frost or moisture on attic surfaces in winter

WHAT TO LOOK FOR:
In winter, check your attic for frost on the underside of the roof decking, rusted nails protruding through the deck, or visible moisture staining on rafters.

WHY IT MATTERS:
Attic frost is a home performance failure. Warm, moist air from your living space is escaping into the attic because insulation or air sealing is compromised. Left alone, it causes mould, decking rot, and ice dams every winter.

Can't tell from the ground? This one is almost always invisible without an attic inspection. Our inspections include the attic. This is where we find problems that other contractors may miss.

16 ☐ Ice dams along eaves in winter

WHAT TO LOOK FOR:
Thick ridges of ice building up at your eave line each winter, often accompanied by large icicles. Look for water staining on interior walls near the roofline after a warm spell.

WHY IT MATTERS:
Ice dams aren't a roofing problem; they're a home performance problem caused by heat escaping from the living space into the attic and melting snow from below. A new roof alone won't fix them.

Can't tell from the ground? Ice dams need a systems fix: air sealing, insulation, and ventilation, not just new shingles. We diagnose and fix the root cause, not just the symptom.

SECTION 5
STRUCTURAL

Stand back and look at the whole picture

17 ☐ Sagging or wavy roofline

WHAT TO LOOK FOR:
Step back to the street. The roofline — from ridge to eave — should be straight and even. Any visible dips, waves, or sags.

WHY IT MATTERS:
A sagging roofline indicates structural failure in the decking or rafters underneath, not just a surface shingle problem. This is a serious structural concern that requires immediate assessment.

Can't tell from the ground? Don't delay this. A sagging roof is one of the few situations where we'd recommend calling us before anything else on this list.

18 ☐ Moss or vegetation growth

WHAT TO LOOK FOR:
Green or black moss, lichen, or any plant growth on the roof surface. Common on north-facing slopes or areas that stay shaded.

WHY IT MATTERS:
Moss roots push up under shingle edges, breaking the seal. It traps moisture against the shingle surface and accelerates breakdown. Once established, it spreads.

19 ☐ Fascia and soffit condition

WHAT TO LOOK FOR:
The horizontal board behind your eavestroughs (fascia) and the underside of the roof overhang (soffit). Look for peeling paint, rot, dark staining, or sections that appear soft or damaged.

WHY IT MATTERS:
Damaged fascia almost always traces back to chronic eavestrough overflow or ice dam water. Damaged soffit blocks the intake vents your attic relies on, leading to ventilation failure and premature roof aging.

20 ☐ Roof age — do you know how old it is?

WHAT TO LOOK FOR:
Check your home inspection report from purchase, previous insurance claims, or building permit records. If you've owned the home 15+ years without a roof replacement, it may be due.

WHY IT MATTERS:
Standard asphalt shingles typically last 15–25 years depending on the product and conditions. A roof that has survived two or three hailstorm seasons without inspection may have hidden damage that shortens that timeline significantly.

Not sure how old your roof is? We'll tell you and give you an honest estimate of remaining lifespan at no cost.

WHAT YOUR RESULTS MEAN

Mostly ☐ unchecked	Your roof appears sound from the ground. A free satellite estimate is a great next step to confirm.
A few items checked	You've spotted some warning signs. A professional inspection will tell you exactly what's needed before winter.
Several items checked	There's a real chance your roof has damage that isn't visible from the ground. Don't wait. Get an inspection booked now.
Storm happened recently	Even if nothing looks wrong, hail damage is often invisible from street level. An inspection is always worth it after a significant storm.

The Honest Bit: What You Can't See From the Ground

This checklist covers everything a homeowner can reasonably assess from the ground. But some of the most consequential roof problems are invisible without getting on the roof and into the attic:

1. **Hail bruising on shingles:** Impact fractures the fibreglass mat beneath the granule surface. You can't see or feel this from street level. An adjuster who doesn't get on the roof will miss it.
2. **Flashing micro-cracks and sealant failure:** Hairline cracks in chimney and skylight flashing are invisible from below but allow water in during every rain.
3. **Decking rot and delamination:** Soft, rotted decking under apparently intact shingles is one of the most expensive surprises in roofing — and invisible until the roof is off.
4. **Attic condensation and mould:** Chronic moisture from poor ventilation grows mould on the underside of your decking and ruins insulation. The roof looks fine on top; the damage is all underneath.
5. **Ventilation imbalance:** A poorly balanced attic creates ice dams every winter and bakes shingles from below in summer. It's not detectable without entering the attic and assessing airflow.

The bottom line: A professional inspection covers everything on this list, plus the things that only become visible on the roof and in the attic. For most homes, an inspection once a year (and after any storm) is the difference between catching a $300 repair and inheriting a $15,000 one.

ABOUT ADVANCED LEVEL ROOFING

Advanced Level Roofing is a 100% Alberta-owned roofing company operating 10 full-time teams across Calgary, Edmonton, Saskatoon, Winnipeg, Regina, Kelowna, and Grande Prairie. We install approximately 1,000 roofs per year in Calgary alone, and we complete most jobs in a single day.

We are an IKO Craftsman Premier Installer and have been named IKO Western Canadian Contractor of the Year five consecutive years running. We install exclusively IKO products, manufactured locally in Calgary, and every installation is backed by the IKO Limited Lifetime Warranty plus our own 5-year workmanship warranty.

20,000+	5×	10	5-Year
Completed projects	IKO Contractor of the Year	Full-time teams	Workmanship warranty

Ready to find out what your roof actually needs?

We offer two options depending on what you need:

FREE ESTIMATE

SATELLITE-BASED QUOTE

Where imagery is available, we generate a full written estimate at no cost. Available within 24 hours.

advancedlevelroofing.com/request-a-free-estimate ›

RECOMMENDED AFTER A STORM

25-POINT INSPECTION + PHOTO REPORT

Full on-site inspection covering everything on this checklist plus the attic and decking. Includes a photographed report ready for insurance purposes.

CALL 1 (866) 334-3705 ›

No obligation. We work with all major insurance carriers. Priority booking available for storm-affected postal codes.

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