



What Happens During a Roof Inspection in New Jersey

A Step-by-Step Homeowner's Guide

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Why Inspections Matter in South Jersey



Weather Exposure

- High winds from Nor'easters and severe thunderstorms.
- Winter ice buildup and hot, humid summer UV exposure accelerate shingle wear.



Aging Housing Stock

- Most local homes (built 1970s–1990s) feature roofs approaching or past expected lifespans.
- Surface-level appearance often hides systemic aging.



Preventative Value

- Catches hidden moisture and minor flashing failures early.
- Prevents localized exterior wear from becoming expensive interior leaks.

Key Takeaways



Comprehensive: Evaluates the entire roofing system, from exterior shingles to interior attic ventilation and decking.

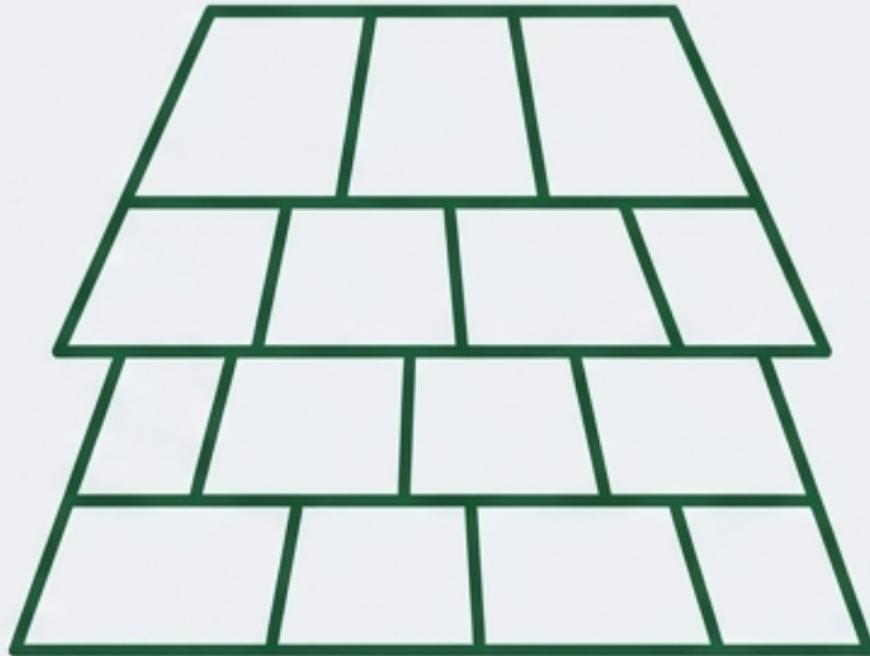


Educational: Provides a clear, written baseline of your roof's actual health with photographic evidence.



No Pressure: Empowers you with facts and honest guidance to make decisions on your own timeline, with zero obligation.

Step 1: Exterior Shingles



Zone 1: The Target

Overall exterior condition, material age, and UV-protective coating.

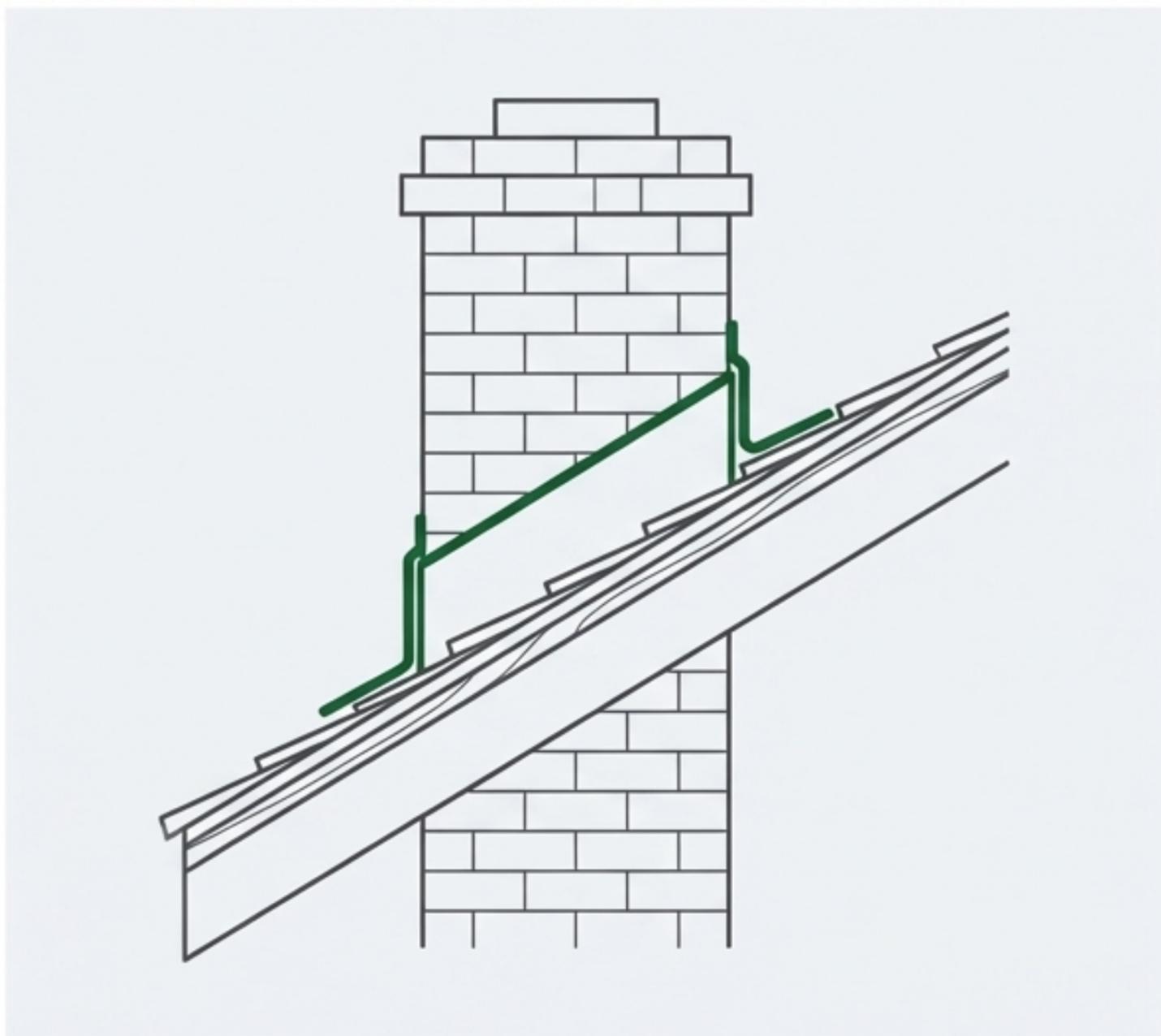
Zone 2: The Threat

Wind displacement, weather damage, and natural material degradation.

Zone 3: The Clues

- Missing, displaced, or curling edges.
- Granule loss (bald spots on shingles).
- Cracking, brittleness, or surface blistering.

Step 2: Flashing Integrity



The Target

Metal seals at joints, chimneys, vents, skylights, and dormers.

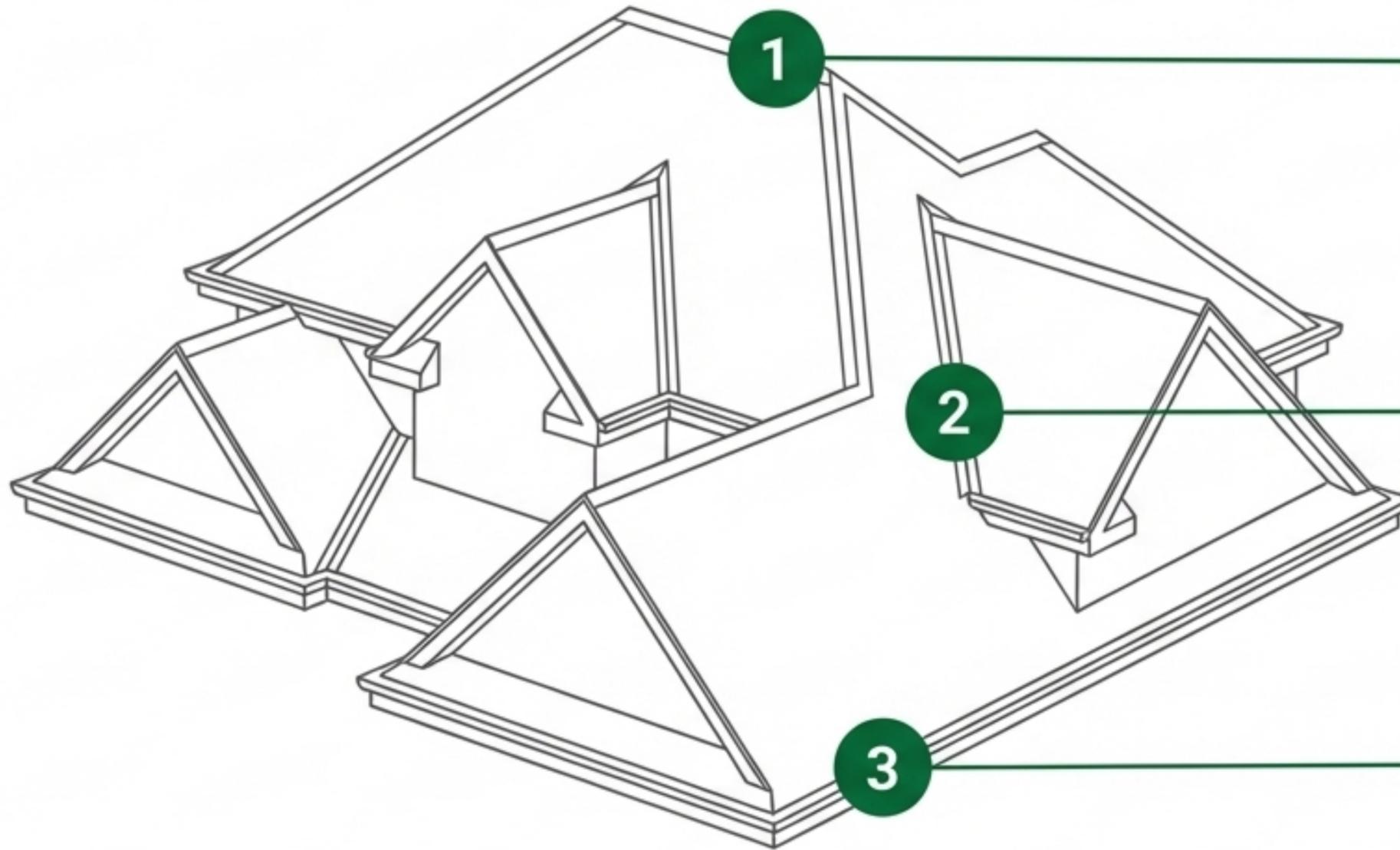
The Threat

Flashing failures are the leading cause of roof leaks in South Jersey homes.

The Clues

- Dried, cracked, or deteriorated caulking.
- Metal lifting or separating from the surface.
- Rust, corrosion, or gaps caused by temperature shifts.

Step 3: Roof Structure



The Ridge (Peak)

Verifying proper alignment, coverage, and intact capping.

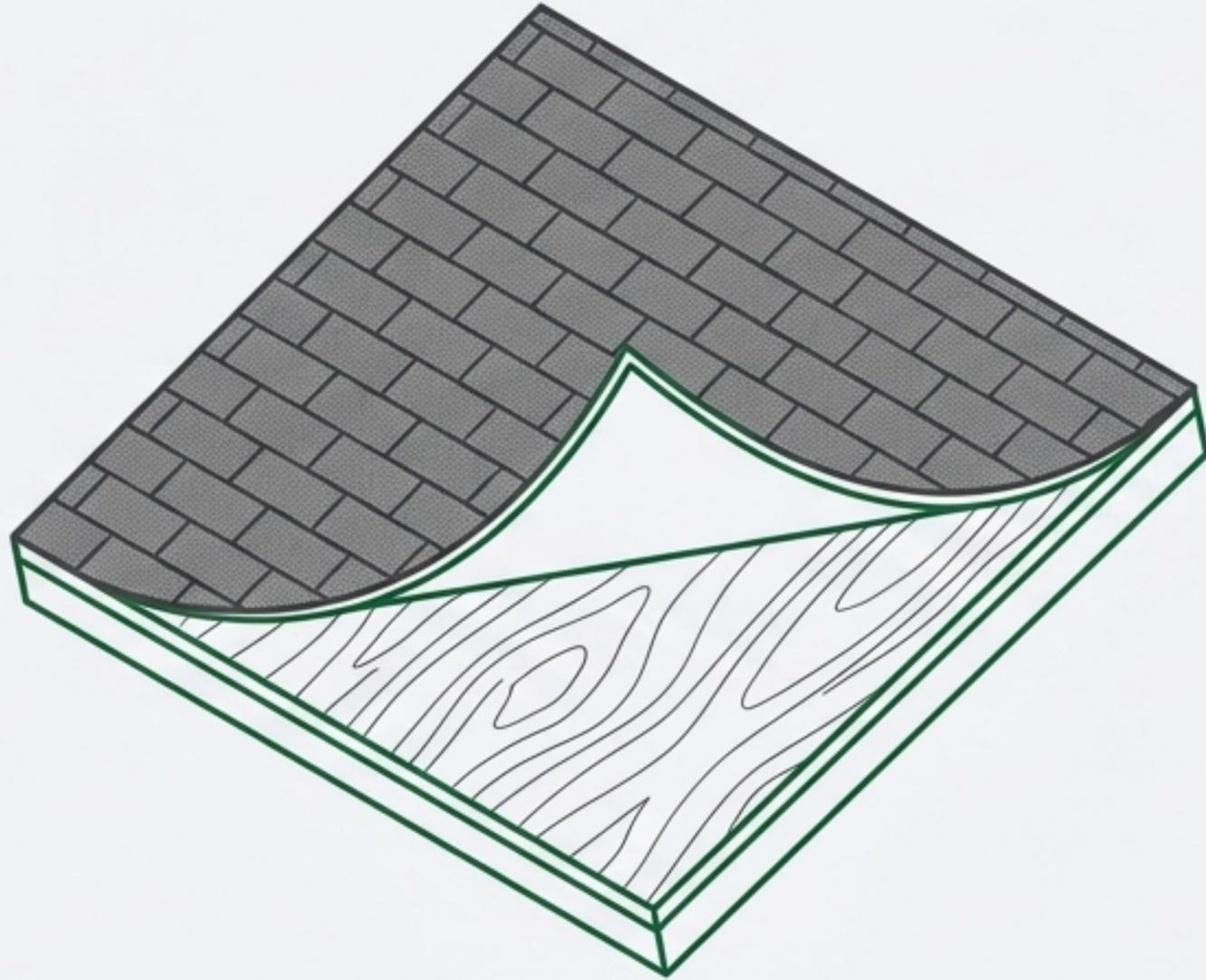
The Valleys

Inspecting these high-traffic water channels for intact flashing or properly woven shingles.

The Edges

Checking the condition of the drip edge along the eaves and rakes to ensure water sheds correctly into gutters.

Step 4: Decking Assessment



The Foundation

Evaluating the plywood or OSB board directly beneath the shingle layer.

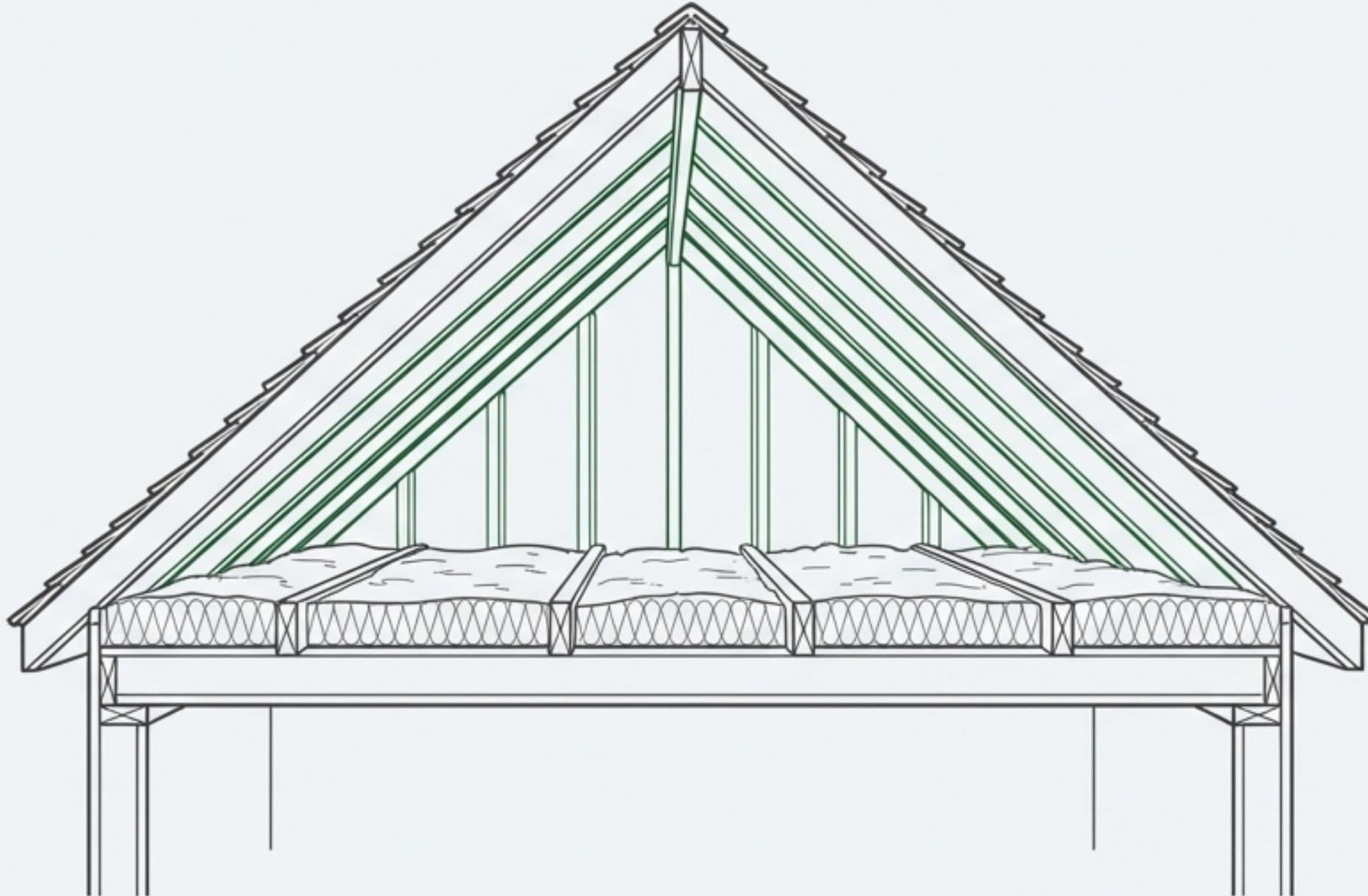
Structural Integrity

Checking the walking surface for soft spots, sagging areas, or warping.

Moisture Clues

Looking for tell-tale water staining visible at the outer edges or previous leak activity.

Step 5: Attic Inspection



The Inside Story

Assessing the roof's health from the interior reveals what the exterior hides.

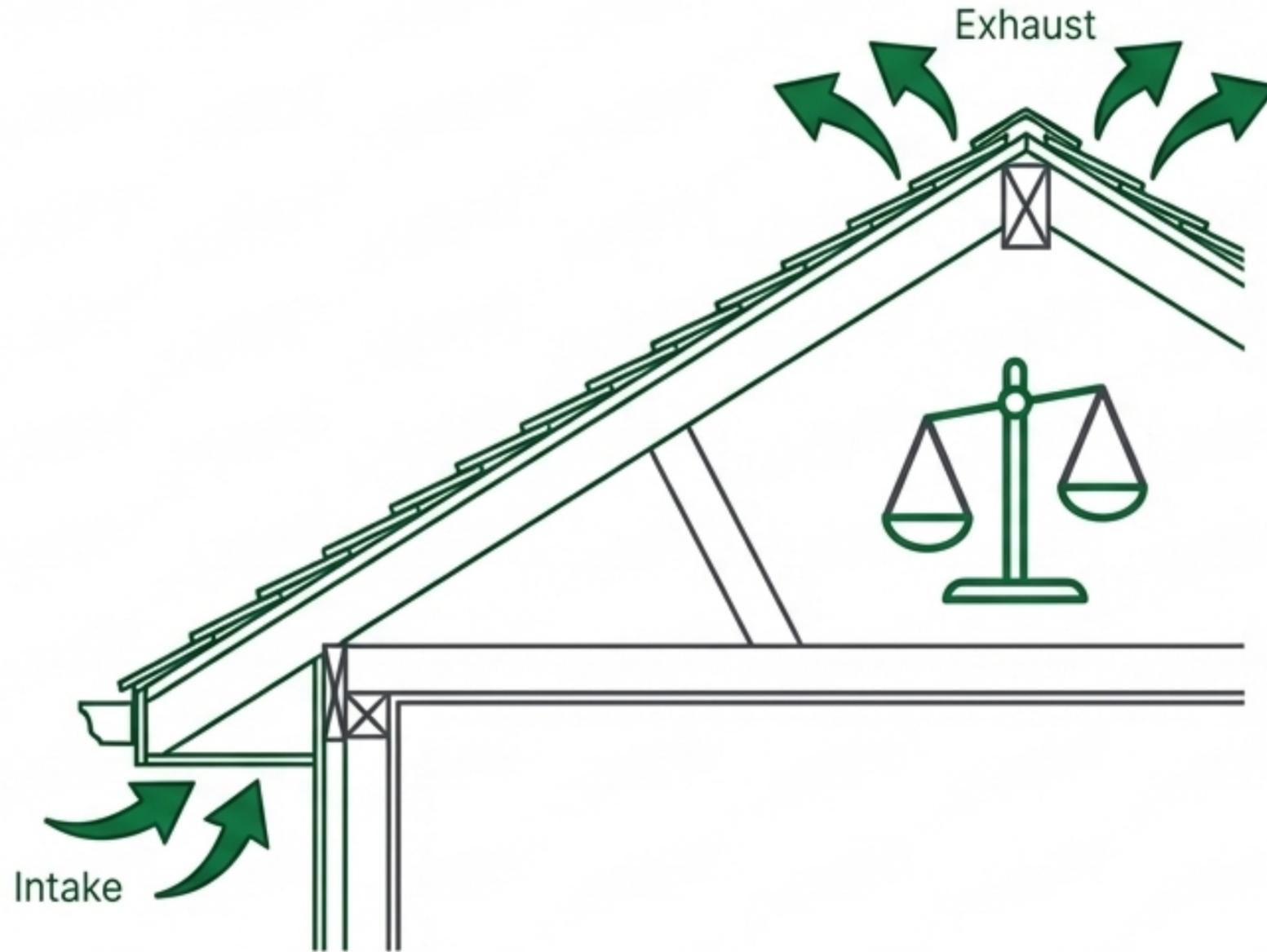
Moisture Intrusion

Checking rafters and sheathing for active water staining or daylight showing through gaps.

Hidden Threats

Identifying signs of mold, mildew, or inadequate insulation coverage linked to moisture.

Step 6: Ventilation Balance



System Balance

Evaluating the crucial ratio of soffit intake vents to ridge exhaust vents.

Temperature Control

Poor ventilation traps heat, dramatically shortening shingle lifespan and raising summer cooling costs.

Moisture Management

Proper airflow is required to prevent winter ice dams and stop attic mold growth.

Collateral Findings & Common Problems

Gutter Clogs

Granule buildup or backed-up downspouts pushing water back under the shingles.

Gutter Pitch

Gutters pulling away from the fascia board or holding standing water.

Hidden Storm Damage

Shingles lifted or creased by 50+ mph winds that appear perfectly fine from the ground.

Debris Impact

Micro-damage or structural bruising from fallen limbs or hail strikes.

The Diagnosis: Repair vs. Replacement

When to Repair

- ✓ Damage is isolated to a specific area.
- ✓ The overall roofing system is structurally sound and relatively newer.
- ✓ The issue involves minor flashing wear or localized sealant failure.

When to Replace

- ✓ Roof is at or beyond expected lifespan (20–25 years for architectural shingles).
- ✓ Shingle failure is widespread across multiple sections.
- ✓ Repeated repairs have been made to the same problematic areas.
- ✓ Evidence of long-term moisture intrusion into the decking.

An honest inspection tells you exactly which category you fall into, and why.

Timeline & What You Receive



Time Investment

- 45 to 90 minutes.
- Varies based on roof size, pitch, and attic access. Thoroughness over speed.



The Deliverables

- Written Summary:** A detailed condition report of each component.
- Visual Evidence:** Photographs of specific areas of concern.
- Clear Guidance:** Honest repair vs. replacement recommendations based on facts.

Local Expertise, Zero Pressure.

The inspection report belongs to you. Your next steps are your decision.

- Over 45 years serving Burlington, Camden, and Gloucester Counties.
 - Fully licensed, insured, and GAF Certified.

**Schedule a free, baseline inspection today
to know exactly where your roof stands.**

T.A. HUGHES III ROOFING, SIDING & WINDOWS