



FREE HOMEOWNER PLANNING GUIDE

Repair or Replace My Roof? Homeowner Assessment

A practical worksheet for Delaware and Maryland homeowners preparing for a roofing or exterior decision.

The right repair-or-replace decision begins with the roof in front of you. A simple history of where, when, and how a concern appears can help an inspector focus on the right roof surfaces, transitions, drainage paths, and interior areas.

Use this free symptom log to organize safe observations, photos, previous work, and the questions you want answered.

Describe what changed without guessing why

A ceiling stain can have more than one possible source. A loose shingle may be isolated or part of a wider pattern. A draft or moisture concern may involve roofing, ventilation, insulation, air leakage, windows, or another building component.

Record what you can see, hear, or smell. Let the inspection connect those observations to visible conditions.

Use the symptom log

Save or print this page, complete what you can before the appointment, and keep it with any photos, invoices, warranty documents, or prior repair records.

Your Repair-or-Replace Roof Assessment

1. Property basics

Property address: _____

Best on-site contact: _____

Phone and email: _____

Owner, tenant, property manager, or association contact: _____

Known roof installation date: _____

Known roofing material: _____

Previous additions or roof sections installed at different times:

Existing solar panels, skylights, chimneys, satellite equipment, or low-slope areas:

2. What did you notice?

Use one line for each separate concern.

Location	What is visible, audible, or noticeable?	First noticed	When does it change?	Photo number

Helpful details may include:

- Whether a stain is new, growing, or unchanged
- Whether dripping occurs only during wind-driven rain or every rain
- Whether a concern appears after snow, freezing weather, or a rapid temperature change
- Whether debris collects in a particular valley or gutter
- Whether a ceiling, wall, window, or exterior trim area is affected
- Whether the concern began after previous work or a specific weather event

These details help guide an inspection. They do not prove the cause by themselves.

3. Safe photo list

Do not climb onto the roof. Take photos only from a safe location.

- ☐ Front, rear, and each side of the home from the ground
- ☐ Roof areas visible from the ground
- ☐ Exterior wall below the suspected area
- ☐ Gutters, downspouts, fascia, and soffit near the concern
- ☐ Interior ceiling and wall from across the room
- ☐ Close view of the stain or visible change
- ☐ Accessible attic area from a stable walking surface, if safe
- ☐ Previous repair area
- ☐ Roof debris found on the property
- ☐ Solar array or other roof-mounted equipment from the ground

Photo folder: _____

4. Previous work and records

Work or event	Approximate date	Company	Documents available?
Roof installation			
Roof repair			
Skylight or chimney work			
Gutter or fascia work			
Solar installation or service			
Siding or window work			
Attic ventilation or insulation work			
Storm or tree event			

Bring any available proposals, invoices, product information, manufacturer registration, workmanship warranty, repair photos, and insurance documents that relate to the concern.

5. Prepare access

- ☐ Driveway or parking area available for the appointment
- ☐ Gates unlocked or access instructions shared
- ☐ Pets secured

- ☐ Alarm or doorbell instructions shared
- ☐ Attic hatch accessible, if an interior look is planned
- ☐ Stored belongings moved only where it is safe to do so
- ☐ Tenant or occupant notified
- ☐ Association or property manager contact available if needed
- ☐ Person authorized to discuss next steps identified

Never enter a wet, unstable, electrically hazardous, or structurally questionable area to prepare for an inspection.

6. Questions to ask during the inspection

- What visible conditions did you find?
 - Which area is the likely entry point, and what evidence supports that view?
 - Is the interior location directly below the suspected roof area, or could water be traveling?
 - Are flashing, valleys, penetrations, edges, or drainage involved?
 - Is the concern isolated, repeated, or present in several areas?
 - Can the area be repaired reliably with compatible materials?
 - What remains unknown until materials are removed?
 - Does the deck, ventilation, gutter, fascia, soffit, chimney, skylight, or solar scope need separate attention?
 - What temporary action, if any, is appropriate?
 - What repair and replacement options should be priced?
 - Which photos and written observations will I receive?
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7. Inspection notes

Inspector and company: _____

Inspection date: _____

Areas reviewed: _____

Visible conditions discussed:

Recommended next step:

What remains uncertain:

Documents promised: _____

Follow-up date: _____

8. Before choosing a repair or replacement

- ☐ The condition and proposed response are described in writing
 - ☐ Repair limits and compatibility are explained
 - ☐ Replacement scope is itemized if offered
 - ☐ Concealed-condition process is clear
 - ☐ Manufacturer and contractor warranty responsibilities are separate
 - ☐ Insurance coverage is not promised by the contractor
 - ☐ Required owner, association, permit, or historic approvals are identified
 - ☐ Price, payment, financing, and change-order terms are understood
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Ready for a clear roof assessment?

Sky Shield provides free, no-pressure roof estimates across its Delaware and Maryland service area. Share your symptom log at the appointment and we will inspect the concern, explain visible conditions, and provide practical options.

[Schedule Your Free Estimate](#)

[Call \(410\) 726-2700](#)