

Speaker 1: We access the roof. It's extremely important, because you can look at a roof and it can look nice and shiny from the ground, but without accessing it to see how brittle it is, check and see if the nails are rusty and those things you just cannot do from the ground.

For a shingle roof, excess loss of granules, obviously missing the image torn shingles. They start curling. They get dry and brittle.

Speaker 2: Tile roof. Cracked tiles, missing tiles. Metal, same thing. Either metal missing or damaged from the wind and hail.

Speaker 1: Obviously if you start getting water intrusion. If you see water stains on your ceilings, wood rot on your eaves or your soffits, discoloration of your paint. Paint peeling, bubbling, cracking. Could all be indications that the roof is leaking.