



# Home Value Roofing Checklist

Use this checklist before selling, refinancing, or scheduling a roof consultation  
Castro Valley & Bay Area homeowners

## 1. Current roof condition

### Roof age known

Know when it was last installed or replaced

### No visible damage

Check for missing, curling, or cracked shingles

### No active leaks

Inspect attic for water stains or mold signs

### Gutters intact

Clean, clear, and properly attached

## 2. Material & quality upgrades

### Architectural shingles

Higher-grade than 3-tab; preferred by buyers

### High-quality underlayment

Leak protection beneath shingles

### Proper flashing installed

Around chimneys, vents & skylights

### Ridge vents installed

Improves attic airflow & longevity

## 3. Energy efficiency

### Cool roof material

Reflects sunlight; saves 15-35% on cooling

### Attic insulation adequate

Reduces heating & cooling bills year-round

### Solar-ready roofing

Adds 4%+ value in CA market

### Ventilation system complete

Ridge + soffit vents working together

## 4. Documentation & paperwork

### Manufacturer warranty

Keep the materials warranty on file

### Workmanship warranty

Contractor labor warranty documented

### Permits pulled & closed

All permits finalized with your county

### Inspection report saved

Pre- and post-installation reports filed

## 5. Sell & refinance readiness

### Roof replaced or certified before listing

Avoid renegotiations & inspection deal-killers at closing time

**Insurance company notified of new roof**

Request premium review — discounts of 5-35% are common

**Financing options explored if needed**

Ask Wonderlin about flexible payment plans before your project starts

**Free roof consultation scheduled**

Wonderlin Roofing — Castro Valley & Bay Area — (510) 288-8020

**60-70%**

Avg. ROI on  
roof replacement

**2-3 days**

Typical project  
completion time

**30+ yrs**

Wonderlin's Bay Area  
experience

**Wonderlin Roofing Systems**

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Schedule your free consultation

<https://wonderlinroofing.com/contact-us/>