

**Business Name:** American Home Inspectors  
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## American Home Inspectors

At American Home Inspectors we take pride in providing high-quality, reliable home inspections. This is your go-to place for home inspections in Southern Utah - serving the St. George Utah area. Whether you're buying, selling, or investing in a home, American Home Inspectors provides fast, professional home inspections you can trust.

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Roof issues seldom announce themselves when it is practical. They turn up as a brownish circle on the bedroom ceiling after an evening of wind-driven rain, or a stray roof shingles in the backyard you meant to grab and neglected. By the time water discolorations show up inside, the damages over has actually usually been making for months. A certified home inspector's task is to spot those troubles early, prior to they unwind the budget plan or hinder a sale. That needs approach, context, and the technique to look previous what is very easy to see.

I have lost matter of the roofs I have walked, crawled, or watched from a ladder at the eaves. Asphalt, metal, floor tile, low-slope membrane layers, also a few cedar trembles in neighborhoods where the HOA would certainly like they went away. The patterns repeat, but the tale is never similar. Weather condition, layout, upkeep, and craftsmanship weave with each other to determine just how quick a roofing system ages and just how it fails. A roof inspection that stops at "tiles look OK" misses the point.

## What a Roof Inspection Truly Covers

Most buyers consider a roof inspection as a quick glance from the driveway. A building inspection that includes the roofing system is not a drive-by. A certified home inspector checks out the roof covering, [foundation inspection](#) drain, flashings, penetrations, and the framework that sustains it. The purpose is not to anticipate a specific remaining life in years, yet to evaluate useful condition and risk.

That implies checking out 3 levels of the system:

- The surface area and water shedding elements: roof shingles, floor tiles, panels, cap tiles, drip edge, gutters, downspouts, scuppers, and valley materials.
- The transition points and infiltrations: step and counter-flashing at wall surfaces and chimneys, boot flashings at pipes vents, flashing at skylights and satellite installs, fasteners on steel roof coverings, and discontinuation bars on membranes.
- The underlying framework and attic room environment: outdoor decking, rafters or trusses, air flow, insulation, and any type of indicators of wetness breach, microbial development, or wood-destroying organisms.

Those layers engage. A roof with perfect shingles yet rotting sheathing around a smokeshaft is a problem, and the source is usually in the blinking details, not the tiles themselves. A home inspection that reads the roof in isolation, without stepping into the attic or examining drainage patterns at the foundation, misses where small misses ended up being big repairs.

# How Qualified Examiners Create a Roof Covering Picture

On website, I begin before I ever before climb. I take a look at the age of the home, ask about any type of recognized roof covering job, and check the community for ideas. If three adjacent homes built the same year have new roofing systems, I currently have a hypothesis about material life expectancy and storm background. I inspect slope from the ground. A 4:12 asphalt roofing system loses water in different ways than a low-slope area over a deck that transitions to a membrane.

If conditions allow and the surface is secure, I stroll the roofing system. If it is too high, wet, icy, or breakable, I utilize a ladder at the eaves and a camera pole, and I supplement with attic inspection. Licensed home inspectors are trained to focus on safety and still gather enough data to make an audio telephone call. We are not required to do harmful testing, yet we are called for to make use of accessible perspective and specialist judgment.

I carry a wetness meter, an intense flashlight, binoculars, and occasionally a thermal video camera. A thermal image can hint at damp insulation below a roof covering aircraft after a rain, yet it does not replace direct observation. Drone images help with huge or hazardous roofs, yet they can not tug at a raised roof shingles or feel the give of squishy outdoor decking. The very best inspection blends tools with responsive experience.

## Recognizing Material-Specific Wear

There is no solitary signature of wear. Different roof treatments telegram age and distress in their very own dialect.

Asphalt roof shingles, the most common surface area on household roof coverings in The United States and Canada, expose granule loss in the gutters and bald patches on the surface. Edges crinkle as the material dries out and diminishes. Thermally scuffed or blistered tiles commonly appear on sun-blasted south and west inclines. Hailstorm strikes leave soft bruises that crush granules right into the asphalt; on older shingles, those contusions develop right into granule gaps with a pale halo. A hail-aged roof can still lose water for a while, yet insurance firms and customers take those effects seriously. Toenail stands out, mechanical damage from foot website traffic, and missing tabs reveal workmanship, upkeep, and wind direct exposure all at once.

Clay or concrete tiles break at corners and edges. Sometimes the issue is not the floor tile yet the underlayment below it, which ages quicker than the tile itself. I lift a floor tile at the eaves where it can be securely re-seated to peek at the underlayment. If the felt is fragile and split or the artificial shows UV liquid chalking because of inadequate overlap, the system's security is endangered. Hefty floor tiles also require right fastening and intact battens; missing out on fasteners in windy zones point to risk.

Metal roof coverings been available in a number of forms. Screw-down panels require regular re-tightening or substitute, and the neoprene washing machines under screw heads dry out. If the washer is split or the screws are backed out, water discovers the leak. Standing joint systems should not be perforated with add-on mounts. I seek sealant that narrates of after-the-fact infiltrations, then look for welted joints and hemmed sides at eaves. Oil canning, the rippled look in wide panels, is usually aesthetic, yet if incorporated with fastener distortion or seam separation it suggests motion and stress.

Low-slope membranes, such as changed asphalt or single-ply (EPDM, TPO, PVC), have their own failure modes. The seams are the first place to look. Heat-welded or glued seams that peel indicate age or workmanship. Ponding water higher than two days on low-slope sections increases UV degradation and locates every pinhole. I press carefully near roof covering drains pipes and ambuscades and check for soft substratum, an idea that water has infiltrated the insulation or deck.

Cedar shakes look enchanting from the street and afterwards confirm picky up close. They split, cup, and wear down erratically. Mold and moss trap dampness. On shake roofings I seek obstructed keyways and whether the butt ends have the room to completely dry. In most environments, properly maintained shakes are specific niche systems with a much shorter useful life than many buyers anticipate, particularly in shaded areas.

Knowing the common indicators is only half the task. You need to link them with context. Granule loss alone is not a problem if the roof covering is fifty percent through its life and losing typically. Granule loss concentrated in straight lines can reveal roof shingles tab uplift by a stress washing machine, which indicates inappropriate maintenance. Patterns issue as much as parts.

## Flashings and the Art of Not Leaking

Flashings do more job than tiles. They handle the highest-risk areas, where planes fulfill and water wants to enter. When a roofing system leaks at a wall surface, nine times out of 10 the step flashing or counter-flashing is to blame.

Step flashing acts like a pile of tiny L-shaped tile buddies that run up a wall surface alongside the roof aircraft. Each step alternates with a shingle course. Roof covering concrete smeared along a brick wall surface is not a substitute. When I see continual L-metal slipped under home siding and toenailed on the roof covering, I note a faster way. It might help a while, but it will certainly fall short early. Excellent action blinking goes away from view, which is why many non-specialists hardly mention it. A certified home inspector should.

Chimney flashings are extra elaborate. An appropriate setup consists of base blinking, step blinking, and counter-flashing let into the mortar joints at least an inch. I look for mortar cuts and kick-out flashing at the reduced side, which shuttles water out into the gutter instead of letting it run behind the exterior siding. Missing kick-outs turn up as swollen home siding and rot at the within edge of a wall surface, a small outside miss out on that becomes a huge indoor repair.



Skylights should have a careful seek glaze crazing and blinking integrity. Manufacturing facility blinking sets make modern systems extra reputable than the customized develops of decades ago, yet any kind of skylight on a reduced incline wants a lot more maintenance and has a much shorter life than the bordering plane. Satellite dish mounts pierced into roof shingles are an additional recurring leakage resource. Every unneeded infiltration becomes a future inspection note.

## Attic Hints That Inform the Truth

The best time to check out a roofing system is occasionally from the inside. I have actually discovered more from a flashlight excursion of an attic than from a near-perfect tile field. Staining on the bottom of the sheathing speaks in timelines. Dark, scattered discolorations indicate long-term dampness and air movement, often from persistent condensation as opposed to rainfall. Sharp, dark rings that adhere to the path of a nail more probable came from a leakage over a fastener. If the insulation is matted or clumped, water has been there. Ice dam patterns disclose themselves as spots near the eaves and tidy wood better up, a thermal lesson in where cozy home air met cool exterior conditions.

Ventilation is usually misconstrued. A roofing with inadequate consumption at the soffits and too much cozy, moist interior air leaking right into the attic room runs a consistent danger of condensation, also without rain invasion. In chilly climates I seek frost rime on nails in January and very early February. In warm climates I look for heat-soaked attic rooms that drive early roof shingles aging. Well balanced intake and exhaust, with clear soffit vents and a suitable ridge or mechanical vent technique, maintains the deck and roof shingles healthier.



Insulation and air sealing intersect with roof performance as high as any kind of exterior detail. Spaces around can lights, unsealed attic hatches, and bath fans that terminate in the attic instead of outside all load the attic room with moisture. Those are home inspection flaws that belong in the record as high as any kind of missing roof shingles, since they hurt the roofing system also if the roof covering is sound.

## The Water's Journey: Rain gutters, Valleys, and the Ground

A roofing lives or dies by exactly how well it relocates water off and away. Gutters and downspouts that block turn the lower edge of the roof right into a trough. Water backs up under the very first course of shingles and moistens the fascia and the rafter tails. I search for paint peeling in tidy straight lines, a fascia board with a joint that has opened up, and staining on the soffit underneath a downspout elbow.

Valleys concentrate flow. Worn mineral surface on an open valley, tiles reduced also limited against the centerline, or particles accumulation all create trouble. An incorrectly woven valley can guide water under the laps. I push delicately along valleys to really feel for soft places in the outdoor decking; if there is provide, I recommend more evaluation and likely repair.

Downspouts and dash blocks seem like small potatoes, however they establish where roofing water winds up. When downspouts release beside the structure, the roofing ends up being a foundation problem generator. I have actually traced persistent cellar moisture to downspouts that dropped hundreds of gallons a month onto the exact same two square feet of dirt. Expanding those downspouts and re-grading fixed what a dehumidifier never ever could. A good roof inspection sees the roof covering as part of the water drainage system that safeguards the structure from top to bottom.

# When I Suggest a Roofing contractor, and When I Do

A certified home inspector is not a professional roofer. We do not cost repair work or recommend the precise repair, and we are not there to offer a new roofing system. We exist to identify problems, problems, and dangers that require more evaluation or repair work by a qualified expert. The line in between a maintenance note and a referral recommendation originates from experience.

Lifted shingles at a couple of bolts on a roofing that is or else young and undamaged is an upkeep item. A pipes air vent boot with split rubber that leaks throughout wind-driven rainfall is a simple repair service. These go in the record with clear photos and practical seriousness, however not alarm.

Multiple related flaws, such as prevalent granule loss, brittle roof shingles that damage when raised for small repair services, soft decking at greater than one valley, and incorrect or failed flashings, indicate a system at the end of its helpful life. I suggest evaluation by a qualified contractor to prepare replacement. That helps buyers work out genuinely and owners budget plan without surprise.

There are gray areas. A ceramic tile roof covering with intact ceramic tiles but failing underlayment may look good from the street and also dropped most rainfall, yet it is functionally endangered. I will mention that simply and describe why. Roofing systems are systems, and systems need every component to do its share.

## The Peaceful Wrongdoers: Termites, Fungi, and Attic Pests

Roofers and inspectors talk about water, but the roof additionally defends against parasites. Wood-destroying organisms thrive in the peaceful damp areas that improperly outlined roofings create. In parts of the country where below ground termites prevail, a wet sill or wet rafter tail comes to be a target. While the termite inspection is a different, customized service, a home inspector that sees helpful problems has a duty to call them out. I have actually discovered below ground termite tubes climbing foundation wall surfaces into wall surface cavities under a constantly dripping eave. Drywood termites, more usual in seaside and southerly regions, can infest fascia and soffit boards, particularly when paint falls short and water discovers a foothold.

Fungal development on the underside of roofing outdoor decking typically suggests high humidity instead of a roofing system leakage. That still counts as a defect, and it pushes the conversation toward ventilation and air securing. Rats in the attic room eat insulation and electrical wiring and ruin air flow baffles. They additionally enjoy the cover of clogged up rain gutters and vine-covered walls that meet roofing sides. The roof inspection ends up being a moment to search for the whole chain of reasons, not simply the visible symptoms.

## Aging, Environment, and Expectations

Climate context issues profoundly. Asphalt shingles that last 25 to thirty years in light, pleasant areas might barely get to 15 to two decades under high UV, warm, and hailstorm exposure. In snowy areas with ice dams, a well-installed ice and water shield at the eaves can be the distinction between a winter months migraine and dry ceilings. Along coastlines, fasteners and flashing corrode much faster, and wind-rated installment information make or break performance. In dry high-altitude places, thermal swings tension seams and caulks relentlessly.

Buyers typically ask, how many years are left? I respond to with varieties and possibilities, not guarantees. A roofing at midlife without any major problems might offer an additional 8 to 12 years. A roof covering at the end of its warranty can still create 5 more, or it can fail after the next hail storm season. The truth check is this: roofing systems do not stop working as a line on a calendar. They fall short at the weakest point where style, installment, wear, and climate intersect.

## Reporting That Aids Proprietors Act

An extensive home inspection report does greater than catalog flaws. It prioritizes. I write roof searchings for so they are actionable without requiring a professional's thesaurus. Pictures with arrows and notes on area allowed an owner or roofer discover the issue rapidly. I recognize prompt repair work products, monitor things, and long-range spending plan items. I flag any type of problem that takes the chance of interior damages as high priority, also if the repair is little. A cracked vent boot expenses little to repair, yet it can discolor a ceiling and motivate mold if ignored.

Buyers and sellers take advantage of the very same clarity. Sellers can deal with little roofing system problems prior to listing, minimizing arrangement friction. Buyers can work out debt or repair work with specifics, not guesses. In numerous deals, an objective roof inspection clears up nerves and rates agreement, since the unknown becomes defined.

## **How Roofing system, Foundation, and Drainage Tie Together**

Roofs, foundations, and website grading are chapters in the very same publication. A smart roof inspection reads ahead. Gutters that dispose water at the base of the wall lots the soil, which increases and contracts. Over years, that activity can break pieces and shift piers. A foundation inspection that keeps in mind differential negotiation might eventually map back to inadequate roof covering drainage.

Similarly, downspout expansions that push water right into a landscape bed without a path out can rot house siding and rim joists. I have seen rim joists so worn-out at downspout edges that the floor over felt soft. When you see that pattern a couple of times, you never ever consider a downspout similarly. An excellent home inspection stitches these systems with each other and warns house owners where a modest modification avoids a pricey architectural repair.

## **The Role of Upkeep: Tiny Practices, Huge Payoffs**

Owners usually ask what they can do besides await problem. The easiest upkeep habits make the most significant distinction. Tidy rain gutters in the springtime and fall, more often if trees overhang the roof covering. Cut branches back a minimum of several feet so they do not mess up roof shingles or invite squirrels onto the roof covering. After major wind or hail occasions, walk the residential or commercial property and seek tile pieces, granules in stacks, or nicked metal on gutters and downspouts that may indicate roofing influence. Inside, peek right into the attic twice a year with a flashlight. Search for daytime where it does not belong, stains on sheathing, and damp insulation.

For low-slope roofings, see to it drains pipes and ambuscades run totally free. A few minutes getting rid of leaves prevents ponding that amplifies UV and thermal stress. For metal systems, check revealed bolts for backed-out screws and broken down washers. For tile, do not stroll on the area if you can avoid it; have a contractor manage repair work to avoid even more breakage.

## **Why Certification and Specifications Matter**

Anyone can consider a roofing system and assumption. A certified home inspector complies with an established standard of method, recognizes restrictions, and understands when to draw an expert into the conversation. Accreditation entails training on building systems, safety and security, and coverage. It establishes expectations wherefore will certainly be evaluated and what will certainly not, such as unattainable roofing areas or damaging testing. More significantly, licensed examiners discover to connect roof searchings for with more comprehensive building inspection patterns: ventilation, insulation, water drainage, framework, and safety.

Terminology in the record ought to be specific enough for a roofing professional to act yet plain sufficient for a property owner to understand. Expressions like mechanical damages at the southwest incline's reduced third or deteriorated

counter-flashing at the chimney's north face lug even more weight than general declarations. That is the distinction in between a casual look and a professional roofing system inspection.

## **A Field Tale: The Leak That Was**

Several years earlier, I inspected a two-story home with a tarnished living room ceiling. The owner presumed a roofing system leakage over the top slope. The roof covering was a five-year-old architectural roof shingles in evident excellent problem. From the attic room, the stain lined up with a bath follower duct that ran level, after that down, after that up once again before exiting near the soffit. In wintertime, cozy moist air from showers compressed in the low point of the air duct, trickled back, and located its method with an inadequately sealed junction. The roof had nothing to do with it. We remedied the duct go to incline constantly to the exterior, sealed links, and included a correct outside discontinuation. The discolor never returned.

The lesson from that residence has formed how I approach roof complaints: trace the water's pathway, not the assumption. The roofing system interfaces with mechanicals, mounting, and surfaces. A roof inspection that considers the whole building prevents incorrect solutions and reaches the root.

## **Budgeting and Replacement: Checking Out the Last Mile**

Eventually, every roof gets to the factor where fixings chase repairs. The transition from patching to intending a replacement is usually clear if you consider the pattern, not a single defect. On asphalt roofs, three or more leakages at various flashings incorporated with prevalent granule loss or weak mats suggest the endgame. On tile, undamaged tiles with falling short underlayment and rusted bolts inform the same tale. On steel, duplicated fastener failings, seam splitting up, and substratum corrosion include up.

Owners appreciate an array and a roadmap. For a regular single-family home with a 25 to 35 square roof covering, an asphalt substitute frequently drops in the mid to high four numbers to reduced five numbers in numerous markets, depending upon tear-off, outdoor decking repair services, and neighborhood costs. Specialty materials set you back more. An honest conversation throughout the building inspection assists proprietors set aside funds and focus on various other tasks. I have seen clients prevent expensive interior renovation right prior to a roof replacement that would have risked that new drywall and paint. Timing matters.



## **The Fact Check**

A roof inspection is a blend of pattern acknowledgment, information work, and sound judgment. The certified home inspector's role is to find the very early problem, translate what it implies in the context of the entire structure, and aid the owner act before an annoyance comes to be a dilemma. It is not attractive work. Much of it is dirt in the rain gutters, a flashlight in the attic room, and a hand along a blinking line to feel a lift that the eye misses.

The benefit is substantial. A changed air vent boot that avoids a ceiling discolor, a downspout expansion that maintains a basement completely dry, an appropriately reduce chimney counter-flashing that finishes a years-long leak, a clear report that diffuses a strained settlement. Houses are a pile of systems that are successful or fail together. A careful roof inspection sees that pile, not simply the shingles. And if you ask me where most roof covering troubles are uncovered, I will certainly point to a ladder, a calm hour on site, and the method of looking where water would go if it had a selection. It always does.

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## **People Also Ask about American Home Inspectors**

### **What does a home inspection from American Home Inspectors include?**

A standard home inspection includes a thorough evaluation of the home's major systems—electrical, plumbing, HVAC, roofing, exterior, foundation, attic, insulation, interior structure, and built-in appliances. Additional services such as thermal imaging, mold inspections, pest inspections, and well/water testing can also be added based on your needs.

### **How quickly will I receive my inspection report?**

American Home Inspectors provides a detailed, easy-to-understand digital report within 24 hours of the inspection. The report includes photos, descriptions, and recommendations so buyers and realtors can make confident decisions quickly.

### **Is American Home Inspectors licensed and certified?**

Yes. The company is fully licensed and insured and is Nationally Master Certified through InterNACHI—an industry-leading home inspector association. This ensures your inspection is performed to the highest professional standards.

### **Do you offer specialized or add-on inspections?**

Absolutely. In addition to full home inspections, American Home Inspectors offers system-specific inspections, annual safety checks, water and well testing, thermal imaging, mold & pest inspections, and walk-through consultations. These help homeowners and buyers target specific concerns and gain extra assurance.

### **Can you accommodate tight closing deadlines?**

Yes. The company is experienced in working with buyers, sellers, and realtors who are on tight schedules. Appointments are designed to be flexible, and fast turnaround on reports helps keep transactions on track without sacrificing inspection quality.

## Where is American Home Inspectors located?

American Home Inspectors is conveniently located at 323 Nagano Dr, St. George, UT 84790. You can easily find directions on [Google Maps](#) or call at [\(208\) 403-1503](tel:(208)403-1503) Monday through Saturday 9am to 6pm.

## How can I contact American Home Inspectors?

You can contact American Home Inspectors by phone at: [\(208\) 403-1503](tel:(208)403-1503), visit their website at <https://american-home-inspectors.com>, or connect on social media via [Facebook](#) or [Instagram](#)

Take a scenic drive to [Zion Nation Park](#) only about 45 minutes away from our home location!