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ROOFING INSPECTIONS UPDATE

August 28, 2025

All mid-roof inspections are done by texting photos and final roof inspections are done virtually. Please schedule all inspections through the portal. If scheduled before 3:30pm you can request the inspection for the next business day. The permit must be issued before you schedule inspections. Provide the cell phone of the onsite contact when submitting the request. On the morning of your inspection a building inspector will contact you by text or call between 8-9 a.m. to confirm your inspection. Delays may occur due to volume on any given day.

1. MIDROOF INSPECTION / Photo submittal (mid-roof inspection only)

All of the following must be clearly visible on the photos:

- Address of project (show numbers on house)
- An approved underlayment
- Roof Valley materials
- Starter course
- Metal flashing
- Nail pattern (6 nails per shingles)
- Picture of shingle wrapper showing approved shingles matching the roofing permit application.

A text will be sent out with the status, wait for the text before closing the roof.

2. FINAL ROOF INSPECTION / Virtual Inspection

Prior to the virtual inspection make sure you have the following:

- FaceTime or Google Meet app installed on your mobile device.
- Wi-Fi connection (be sure the signal works outdoors as you will be asked to verify your address as part of the inspection).
- Visual access to approved shingles, nailing patterns on shingles and underlayment, flashing, drip edge, approved valley lining material, ventilation, etc. as described in the City of Thornton Roofing Standards.

If at any time the inspector believes they cannot complete an inspection virtually due to poor signal, or other reason, they may require the inspection be rescheduled at a later date and/or in-person.

Any special requests require prior approval from the Building Inspection Supervisor.

Please refer to our Roofing Standards for current inspection requirements.