



A ROOF BOYZ FIELD GUIDE

Arizona Monsoon Roof Prep

The Phoenix Homeowner's Guide

Is your roof ready to survive
monsoon season?



By Roof Boyz
Tempe, Arizona
AZ ROC #363930

callroofboyz.com
(602) 560-8131
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If you only read one page, read this one

The Arizona monsoon hits Phoenix metro roofs in three ways every summer, and four checklist items prevent most of what we see go wrong.

The four checklist items that matter most

- 1 Clear the scuppers, valleys, and gutters.**
Debris dams are what turn an inch of rain into a ceiling leak.
- 2 Trim trees back 6 feet from the roofline.**
Wind-driven branches do half the damage on a tile roof.
- 3 Check the sealant at every penetration.** UV-baked sealant at pipe jacks and skylight curbs is the most common entry point for monsoon water.
- 4 If your roof is over 15 years old, schedule a Courtesy Roof Inspection.** The underlayment is the load-bearing question and you cannot answer it from the ground.

Book a Courtesy Roof Inspection

Free. Photo-documented. No obligation.

(602) 560-8131

callroofboyz.com/monsoon-roof-prep



Scan to book online, or call the number above. The inspection is genuinely no-obligation, the photos are yours.

When monsoon season hits the Phoenix metro

Apr Prep window opens	May Prime prep window	Early Jun Last chance to prep	Jun 15 to Sep 30 Official monsoon season	Jul to Aug Peak storm activity	Oct Post-storm recovery
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What Arizona monsoons actually do to roofs

Arizona monsoons are not Midwest thunderstorms. They are short, violent weather events that put pressure on a roof in three ways at once. Most national roofing advice does not describe what happens here.

1. Microburst winds

A microburst is a column of cold air that drops out of a thunderstorm and hits the ground at 60 to 100 mph, then spreads outward in every direction. On a tile roof, it lifts worn-fastened tile and rips ridge caps off the peak. On a shingle roof, it shears the edges of aged shingles. On a foam roof, it drives debris across the coating and lifts the perimeter detail.



Post-storm repair, Mesa. Microburst lifted multiple tiles in a single course.

2. Water hitting UV-baked sealants

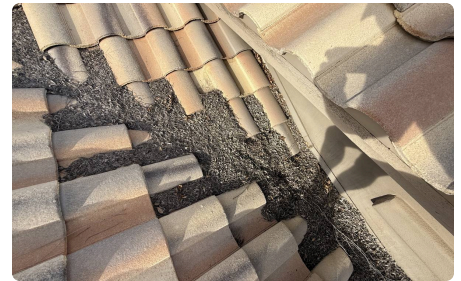
Phoenix runs roughly 299 sunny days a year, and the sealants at every roof penetration spend most of those days cooking. By June, sealants at pipe jacks, skylight curbs, swamp cooler stands, and chimney flashings have been heat-cycled for 9 months without rain. The first heavy monsoon rain hits those sealants hard, and the ones at end of life let water past on the first storm of the season.

Sealants age silently.

Cracked or shrunken sealant at any penetration is the most common entry point for monsoon water on a Phoenix roof.

3. Debris-blocked drainage

Arizona homes drain through scuppers, valleys, and gutter assemblies that get full of cottonwood seed, palm frond, and pebble year-round. A monsoon storm dumps an inch of rain in 20 minutes. If the drainage is blocked, water ponds and backs up under the field of the roof.



Valley of an S-tile roof packed with palm frond debris. An inch of rain in 20 minutes will pond behind a dam like this and back up under the tile field.

A note on haboobs. Sometimes a haboob, the wall of dust that precedes a monsoon storm, hits before the rain. A haboob does its own damage by sandblasting the granule layer off aged shingles and loading the valleys with fine grit that then traps water.

The pattern repeats every summer. The roofs that come through it cleanly are the ones that were ready before June.



The pre-monsoon homeowner checklist

A homeowner can run most of this checklist from the ground or a stable ladder. If any item asks you to climb the roof and you do not have the experience and the equipment, skip it and put it on the Courtesy Roof Inspection.

1. Clear scuppers, valleys, and gutters.

Scuppers are the drain holes through the parapet walls on flat or low-slope roofs. Valleys are the channels where two roof planes meet. Both fill with cottonwood seed and palm debris through spring. Clear them by hand or with a leaf blower. The goal is full drainage under a sudden inch of rain.

2. Trim trees back at least 6 feet from the roofline.

Wind-driven branches scratch through tile, gouge shingle, and tear at foam coatings. Six feet of clearance prevents branch contact during a 60 mph microburst. Mesquite, palo verde, and cottonwood are the usual offenders in the Phoenix metro.

3. Inspect visible flashing from the ground.

Walk the perimeter of the house with binoculars if you have them. Look for separated step flashing along walls, rusted valley metal, loose or missing pipe jacks at plumbing vents, and any flashing that has lifted or pulled away from the substrate. Photograph anything that looks wrong.

4. Check sealant at every penetration.

Pipe jacks, swamp cooler stands, satellite mounts, and skylight curbs all rely on sealant that ages in Arizona sun. Cracked, crumbling, or shrunken sealant is the most common entry point for monsoon water. From the ground, look for any joint that no longer looks tight.

5. Look for cracked, slipped, or missing tile or shingle.

Wind-lifted tile from last summer often shows up the following spring as a small gap in the field. On a shingle roof, look for shingles that are curled, missing, or have lost most of their granule layer. Either pattern means the underlayment has been exposed.



Aerial view of a Tempe tile re-felt in progress. The valleys, perimeter flashing, and tile course alignment are all visible from above. Most homeowners can spot half of these issues from the ground with a phone camera.

Checklist continues on page 5.



The pre-monsoon homeowner checklist, continued

6. Check your attic for water staining on the underside of the deck.

A flashlight in the attic catches problems that the surface of the roof hides. Dark streaks on the underside of the sheathing, or rusted nail tips with water marks around them, both indicate water has been getting through the underlayment. By the time staining is visible, the underlayment is at end of life.

7. Photograph current roof condition before storm season.

Walk the property with a phone and take wide shots of every elevation and tight shots of every penetration. The pre-monsoon photo set is what proves to an insurance adjuster, if you ever need one, that damage happened during the storm and not before it. Save the photos with the date intact.

8. Confirm your underlayment is not past its design life.

Most Phoenix metro tile roof underlayments fail at 18 to 25 years. If your roof is in that window or older, the underlayment is the load-bearing decision of the prep season, not the tile field. The only way to check it is to lift a representative tile and look. A Courtesy Roof Inspection answers the underlayment question directly.

9. Schedule a Courtesy Roof Inspection if the roof is over 15 years old.

Roofs under 15 years usually pass the homeowner check. Roofs over 15 years deserve a professional check every spring. The inspection is free and the photos are yours to keep.



What good looks like. Healthy synthetic underlayment beneath tile on a Chandler home, examined on a Courtesy Roof Inspection after monsoon season 2025. Membrane intact, battens sound, fasteners clean.



What end-of-life looks like. 22-year tar paper underlayment exposed during a spring 2026 roof repair in Goodyear. Felt brittle and stained, battens weathered, water staining visible at multiple points. Most Phoenix metro tile underlayments fail in the 18 to 25 year window. This one was at the tail end.

If your roof is over 15 years old, item 9 is the most important item on this list. The other 8 items check the surface. Item 9 checks the part that actually keeps water out of your house. The photos at right show what healthy underlayment and end-of-life underlayment actually look like. The only way to know which one is on your roof is to have someone lift a tile and check.



What monsoon damage looks like on Arizona tile roofs

A tile roof in the Phoenix metro fails in a small set of recognizable patterns. The five below are the ones a homeowner can spot from the ground, and they are five of the most common findings on a Courtesy Roof Inspection. One pattern not pictured but worth scanning for: lifted or broken ridge caps at the peak. If you spot any of these on your roof, schedule a Courtesy Roof Inspection within a week.



Cracked tile, surface view

A hairline crack in a concrete tile is a water path on the next monsoon. From above, this is all you see. The damage underneath is on the next photo. Caught on a Courtesy Roof Inspection, Mesa, 2026. Same-week call.



What the crack did underneath

Same roof, tiles lifted by the inspector. The crack above let water past every storm for years and the underlayment has eroded under it. This is the failure a homeowner cannot see, and the reason cracked tile gets a same-week call. Mesa, 2026.



Slipped tile and exposed deck

A tile slipped out of course. The felt underneath has degraded from years of UV exposure and the plywood deck is exposed through the gap. Wind drives water sideways under a slipped tile, and the deck has nothing left to keep that water out. Same-week call.



Missing tile at the rake edge

Two rake edge tiles came off this Scottsdale home (the rake edge is the sloped edge where the tile field meets the gable). Wind hits rake edges first. The underlayment has torn and the plywood deck is exposed. Courtesy Roof Inspection, Scottsdale, 2025. Same-day call.



Valley debris dam

Debris in the valley turns the channel into a dam. An inch of rain in 20 minutes will pond behind it and back up under the tile field. Clear by hand or with a leaf blower the same week you notice it.



What only a roof inspector can see

A homeowner's visual check covers the surface and the perimeter. The parts of the roof that fail first are usually the ones a homeowner cannot reach or cannot see. Roof Boyz inspectors look at six things you cannot.



The view a homeowner cannot get from the ground. Tile pulled for a re-felt in Tempe. The valley packed with cottonwood seed and palm debris is what would have ponded water through the first monsoon storm. The field shows underlayment past its design life and battens that need replacing before the new tile sets.

Underlayment condition under tile.

The actual waterproof layer of a tile roof is the underlayment beneath the tile, not the tile itself. The only way to check it is to lift a representative tile in a typical area and look.

Full perimeter and valley flashing.

Step flashing along walls, valley metal, and the saddle at every chimney all have to be intact for the roof to shed water. From the ground you see maybe 60 percent of the flashing. An inspector on the roof sees every linear foot of it.

Mechanical-unit seals.

Every package HVAC unit, swamp cooler, and parapet penetration sits on a curb that gets sealed at install and ages from there. The seals on aged curbs are the failure points that flood ceilings during the first storm of the year.

None of this is mysterious work. It is just work that requires being on the roof with the right experience and the right tools. The Courtesy Roof Inspection is free and is how Roof Boyz delivers it.



"My roof was 19 years old when I started seeing tiles in my back yard, they were literally falling off my roof. I spotted the ad for Roof Boyz on Facebook and requested a visit. Turns out I needed an upgraded underlayment replacement, new brackets that hold the tiles, and replacement of several tiles (about 2 to 3%). Nothing extreme. They just got done today, it took 2 days, that's it. Their salesman was definitely not high pressure and their customer service has been great. So far, I'm happy with the company, their work, and what I was charged. Thanks, Roof Boyz!"

Cindy P. · Google review · November 2025

Granule loss patterns on shingle.

Shingle granules wear off in patterns that tell the inspector how much life is left. Even granule loss is normal aging. Concentrated loss along a slope is wind damage. Bare patches near the ridge are thermal cycling. Reading the patterns is how inspectors call repair versus replacement.

Foam coating thickness and pinhole detection.

Foam roofs need a recoat every 5 to 7 years to keep the UV layer intact. The inspector reads coating thickness with a gauge, checks the perimeter for pinholes, and probes any blister or soft spot. Foam coating past its recoat window is the most common reason flat roofs leak in Phoenix.

Solar penetration and detach-reset readiness.

If your roof has solar panels, the panel mounts age on the same clock as the rest of the system. When solar needs to come off for a tile re-felt, Roof Boyz coordinates the detach and reset with our partner SunAlpha so the underlayment work runs on schedule.

If a storm did get through

Most Roof Boyz customers run the proactive prep checklist and never need this section. If your roof is wet on the wrong side, here is the order of operations.

1

Photograph from inside first.

Ceiling staining, drips, wet drywall, debris that came through. Do it with the storm still going if safe. The photos right after the event are the most valuable ones.

2

Do not climb in the dark or rain.

The roof is the most dangerous place on the property after a storm. Most ladder-fall injuries happen the morning after, not during. Call a roofer.

3

Document interior, room by room.

Water finds the easiest path, rarely directly below the entry point. The inspector connects the dots. Your job is just to record what you see.

4

Call Roof Boyz.

Courtesy Roof Inspection is free, the photos are yours, the written report tells you what failed and what it takes to fix it.

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Scan with your phone camera. The Courtesy Roof Inspection is genuinely no-obligation, the photos are yours to keep, and the written estimate is the price you pay.

Red Glasses Guarantee (Price Lock Promise). The price you see is the price you pay, period. Roof Boyz does not issue change orders or increase charges for unforeseen conditions discovered during the job. If additional repairs are required to complete your roof to code, we cover those costs at no additional expense to you.