

Spring Roofing Readiness Checklist

Spring storms can quickly expose vulnerabilities in commercial roofing systems. Before scheduling a professional inspection, facility managers and property owners can safely review the following visible indicators from inside the building or at ground level.

When to Call a Roofing Professional

Schedule a professional inspection if you observe any interior leaks, ponding water lasting more than 48 hours, visible wind-related damage, multiple warning signs from this checklist, or if your roof is over 15 years old.

Certified commercial roofing professionals can safely assess membrane integrity, flashing security, drainage performance, and warranty compliance while providing proper documentation for asset protection.

Get in touch with us.

**We're Here
to Help!**



Interior Warning Signs

- ☐ Discolored ceiling tiles or new water stains
- ☐ Peeling paint or bubbling drywall near ceilings or perimeter walls
- ☐ Musty odors in upper-level spaces
- ☐ Active drips during or after rainfall (document time and location)
- ☐ Exterior Ground-Level Observations
- ☐ Overflowing gutters or downspouts during rain
- ☐ Visible debris buildup at drainage discharge points
- ☐ Loose or damaged edge metal visible from ground level
- ☐ Warped or separated flashing along parapet walls

After-Storm Observations

- ☐ Debris accumulation near the building perimeter
- ☐ Fallen branches or visible impact damage
- ☐ New interior leaks following high winds
- ☐ Operational Indicators
- ☐ Increased HVAC service calls (possible rooftop moisture issues)
- ☐ Repeat repairs occurring in the same location
- ☐ Roof nearing end of warranty period (within 1–3 years)

What Not To Do

- ☐ Do not access the roof without proper fall protection and training
- ☐ Do not apply temporary patches with unapproved materials
- ☐ Do not power wash roofing membranes
- ☐ Do not seal seams or penetrations without manufacturer guidance