

# SEASONAL INSPECTIONS



## A THOROUGH SEASONAL INSPECTION SHOULD:

- Pay particular attention to the perimeter areas of the roof and the flashings, where the wall intersects with the roof
- Check for damage from severe winter weather (in spring)
- Check for summer storm damage (in fall)
- Identify any preventive action required before winter (in fall)
- Seek evidence of standing water or "ponding"

## FOCUS ON EACH OF THESE ELEMENTS

- Roof covering
- Roof edging/fascia
- Flashing
- Roof penetrations
- Expansion joint covers
- Roof drains
- Pitch pans
- Lightning protection systems
- Supporting structures
- Interior walls and ceilings (look for water stains, cracks and settling of foundation walls)

## TO MAINTAIN ROOF INTEGRITY, FOLLOW THESE MAINTENANCE PRACTICES:

- Keep roof clean and free of debris
- Keep drainage systems clear and functional
- Keep adjacent trees trimmed
- Limit / make repairs to areas with standing water
- Limit penetrations of the roof system
- Monitor sloped roofs with overhangs for the creation of ice dams and add insulation to the attic as necessary
- Train maintenance personnel on roof construction and related ongoing maintenance needs
- Restrict roof access to authorized personnel only



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