

## ROOF ASSESSMENTS

Storms involving rain, wind, snow, ice, hail, and a combination of environmental factors can result in millions of dollars in property damage and the interruption of services and operations. Your roof should be designed, constructed, and maintained to defend against the environmental conditions of the local region. Roof and equipment damage along with moisture leaking into the building can pose a significant risk to the building and occupants. Ongoing roof assessments can help you manage these risks.

## **Inspection Guidelines**

Your facility's roof is an important area where you can control risk simply by conducting inspections. Routinely inspect every roof to ensure that the:

- Roofing material is properly in place,
- Flashing is adequate; and
- Roof drains are clear of debris.

**Frequency:** Complete roof inspections at least annually and after major storms. Document each inspection with a checklist and photos, if possible, and maintain the records for future reference and review.

**Liability:** The safety of individuals who are working on a roof is of the utmost importance. Consider using roofing contractors who have the proper equipment, experience, and training to complete the roof inspections and documentation. Verify that the roofing contractor is qualified and licensed, and meets all applicable local, state, and Federal requirements. To limit your organization's exposure, require that the contractor provide certificates of insurance for general liability and workers' compensation.

**Documentation:** The Roof Assessment Checklist on the following page may be helpful in documenting the roof condition. The Checklist may also be used to initiate actions needed to maintain the roof so that storms do not result in unexpected damage to the property and associated injury to the occupants or the general public.

## **Roof Assessment Checklist Instructions:**

- 1. Complete one form for each major building annually and after severe storms. Take photos of the roof to keep with this form. Connected groups of smaller buildings may be included on one form.
- 2. Any "yes" answer signifies a condition that needs to be repaired, or examined by a qualified professionsl.
- 3. Schedule repairs promptly. Roofs that require repair are more susceptible to widstorm damage.

## **ROOF ASSESSMENT CHECKLIST**

Name of Facility:	Name	of	Facility	/:
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Address:

Completed by:

Overall Condition									
Satis	factory								
Nee	ds Repair	Action Planned:							
Age	of Roof(s):			Date o	f Last Repair:				
Describe any special features and procedures to reduce wind, hurricane, snow exposure, etc.									
		ltem	Yes	No	Comments/Action				
1.	Are there any cracks, splits, or loose seames in the roof covering?								
2.	Is there any blistering (may resemble bubbles) of the roof covering?								
3.	Is there any ponding or other evidence of water accumulation?								
4.	Are drains plugged or potentially blocked by debris or other material?								
5.	Are there any bare spots in the gravel or stone covering?								
6.	Is there any evidence of damage by hail?								
7.	Are gutters and downspouts intact and clear of leaves or ther obstructive materials?								
8.	Is there any loose or missing flashing around the edges (top and sides), especially near the corners?								
9.	Are there any signs, antennas, microwave dishes, or other roof-mounted equipment with loose or disconnected supports or guidewires?								
10.	ls there any of floor of the b	evidence of leaking on the top puilding?							

**Note:** Avoid torch-applied roof coverings. If it is necessary to use a torch to repair an existing roof or install a new covering, a fire watch should be conducted at least 30 minutes past completion of the work. Multiple fire extinguishers should be immediately available on the roof.

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Date: