



WESTERNTM
SPECIALTY CONTRACTORS

Is Your Roof Ready for Summer?

Summer heat, UV exposure, heavy rain, and severe storms can accelerate roof deterioration. Use this quick checklist to identify signs your commercial roof may need professional attention.

Did You Know?

Protect your commercial roof and avoid unexpected repairs. Swipe through our Summer Roof Checklist to help determine if maintenance is needed.



Surface Condition

☐ **Cracks or splits in the roofing membrane**

Can allow moisture to penetrate and compromise the roofing system.

☐ **Blisters or bubbling**

Are spongy, raised portions of a roof membrane that result from the buildup of gases trapped within the membrane system, most commonly air and/or water vapor. They typically develop from non-laminated membrane plies.

☐ **Loose seams or flashing**

Creates openings where water can infiltrate around roof edges and penetrations.

☐ **Ponding water after rainfall**

Ponding water shortens the life of conventional roof systems because the standing water breaks down the asphalt or adhesive that hold the seams of the membrane sheets together.

☐ **Areas where the roof surface appears worn or discolored**

May be a sign of UV damage, aging materials, or excessive wear.





Storm Damage Check

Missing or damaged roofing materials ☐

Can expose your building to moisture intrusion and accelerate roof deterioration.

Wind damage around roof edges ☐

High winds can loosen flashing, edge metal, and roofing materials, creating entry points for water.

Hail dents or punctures ☐

Impact damage may weaken the roofing system and lead to hidden leaks over time.

Tree limbs or debris on the roof ☐

Debris can damage the roof surface, block drainage, and trap moisture.

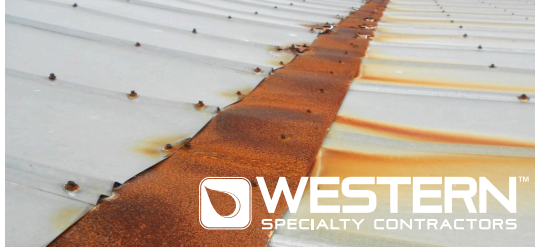
New leaks following a storm ☐

Water intrusion after severe weather may indicate storm-related roof damage that requires prompt attention.

Water Warning Signs

- ☐ **Interior ceiling stains**
Discoloration on ceilings or walls may indicate water intrusion from the roof.
- ☐ **Dripping water**
Active leaks should be addressed promptly to help prevent further damage to your building.
- ☐ **Mold or mildew odors**
Persistent musty smells can be a sign of hidden moisture and potential roof leaks.
- ☐ **Wet insulation**
Moisture-saturated insulation can reduce energy efficiency and contribute to mold growth.
- ☐ **Rust around roof penetrations**
Corrosion near vents, pipes, or HVAC units may indicate prolonged water exposure and deteriorating seals.





Roof Components

HVAC equipment securely sealed



Damaged or deteriorated seals around rooftop equipment can allow water to enter the building.

Drains and gutters free of debris



Clear drainage systems help prevent ponding water and reduce the risk of leaks.

Flashing intact around vents and skylights



Properly secured flashing helps protect vulnerable areas from water intrusion.

Expansion joints in good condition



Well-maintained expansion joints allow the roof to move with temperature changes while maintaining a watertight seal.

Sealants show no signs of cracking or separation



Failing sealants can create openings for moisture, leading to leaks and premature roof deterioration.





Preventive Care Checklist

- ☐ **Roof has been assessed within the last 12 months**
Annual assessments can help identify potential issues before they become costly repairs.
- ☐ **Previous repairs remain intact**
Verify that past repairs continue to perform as intended and show no signs of failure.
- ☐ **Warranty documentation is up to date**
Keeping warranty information current can help streamline future maintenance and repair needs.
- ☐ **Maintenance records are current**
Accurate records help track your roof's condition and support long-term maintenance planning.





WESTERNTM
SPECIALTY CONTRACTORS

Notice Any of These Warning Signs?

Addressing minor roofing issues early can help prevent costly repairs and extend the life of your commercial roof.

Western Specialty Contractors may provide professional roof assessments, maintenance, leak detection, and repair services to help extend the life of your commercial roofing system.

Speak with your local branch for questions



Scan this QR to check out our Roofing Services, Project Profiles from our portfolio, and call your local branch for your building's unique needs.