



Brad Hays



## SBC Roof Series: Metal Roof Inspection

When inspecting a metal roof, it's important to systematically evaluate various components to ensure the roof's integrity and longevity. Here's a comprehensive inspection list for a metal roof:

### 1. General Exterior Inspection:

- Check for overall signs of damage, including dents, scratches, or areas with peeling or flaking paint.
- Inspect for loose or missing panels, flashing, or trim.

### 2. Flashing and Edging:

- Examine the condition of all flashing components, paying particular attention to areas around chimneys, vents, skylights, and roof transitions.
- Check the condition of edging and trim materials for signs of corrosion, warping, or other damage.

### 3. Seams and Fasteners:

- Assess the condition of seam connections, particularly for standing seam roofs, checking for signs of separation, movement, or damage.
- Inspect all fasteners for tightness, corrosion, or signs of backing out. Ensure that any exposed screw heads are properly sealed.

### 4. Penetrations and Roof Openings:

- Thoroughly inspect areas around vent pipes, exhaust fans, and other roof penetrations for signs of corrosion, deterioration, or water stains.

### 5. Gutters and Downspouts:

- Check for any blockages, corrosion, or damage in gutters and downspouts.
- Ensure that all components are securely attached and free from leaks.



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#### 6. Underlayment and Insulation:

- If accessible, examine the condition of the underlayment for signs of tears, damage, or deterioration.
- Inspect insulation for any signs of moisture, discoloration, or damage that may indicate leaks or ventilation issues.

#### 7. Roof Deck and Structural Supports:

- If possible, assess the condition of the roof deck and structural supports for signs of damage, rot, or sagging.
- Ensure that there are no indications of excessive movement or instability in the roof structure.

#### 8. Interior Inspection (if applicable):

- If accessible, examine the interior of the building for signs of roof leaks, water stains, or other indications of water infiltration.

#### 9. Drainage and Ponding:

- Evaluate the roof for proper drainage, ensuring that water is effectively directed towards gutters and downspouts. Check for areas of ponding water that may indicate drainage issues.

#### 10. Documentation:

- Take note of any areas requiring repair, replacement, or maintenance, and document the inspection findings with photographs where necessary.

Regular inspections are essential for maintaining the performance and longevity of a metal roof. It's important to address any issues promptly to prevent further damage and ensure the ongoing protection of the structure.



\* Check with a licensed roofing contractor for additional information.