



Brad Hays



SBC Roof Series PVC Roof Inspection

Here's a typical list of items to consider during a PVC roof inspection:

1. **Membrane:** Check the membrane for any signs of tears, punctures, or visible damage. Look for any areas where the membrane may be pulling away from flashing or termination points.
2. **Seams:** Inspect the quality of heat-welded seams to ensure they are secure and free from separation or signs of deterioration.
3. **Flashings:** Examine all flashing details, including those around penetrations, edges, and transitions, to ensure they are properly installed, sealed, and intact.
4. **Roof Penetrations:** Inspect roof penetrations, such as vents, pipes, and HVAC equipment, to ensure that they are properly flashed and sealed to prevent water intrusion.
5. **Drainage Systems:** Check gutters, downspouts, and internal drains for debris or blockages that could obstruct water flow and cause ponding on the roof.
6. **Roof Edges:** Inspect the condition of metal edge details, ensuring they are securely fastened and in good condition to prevent wind uplift and water infiltration.
7. **Termination Details:** Verify that termination bars, walkway pads, and other accessories are correctly installed and providing adequate protection at roof edges and penetrations.
8. **Inspection of Roof Perimeter:** Check the perimeter of the roof for any signs of damage, including uplift, loose edges, or other issues that may compromise the system's integrity.
9. **Membrane Cleanliness:** Ensure that the membrane surface is clean and free from debris, which could lead to deterioration or hinder the performance of the roof.
10. **Check for Ponding:** Inspect the roof for any areas where water may be ponding or collecting, as consistent ponding can lead to membrane degradation.
11. **HVAC Equipment:** Verify that any rooftop equipment, such as HVAC units, is properly installed and does not pose a risk of damage to the membrane.
12. **Evaluate Overall Condition:** Assess the overall condition of the roof, taking note of any issues that may require further attention or maintenance.

It's important to conduct routine inspections at least twice a year, preferably in the spring and fall, and after severe weather events. Any identified issues should be addressed promptly to maintain the integrity and longevity of the PVC roofing system.



* Check with a licensed roofing contractor for additional information.