



Get Ready for Winter: Ensuring your Roof is Prepared

Winter is right around the corner, and it's time to start thinking about the impact it can have on your roof. Many building owners overlook the importance of preparing their roofs for the cold and snowy season, assuming that as long as there are no leaks, everything is fine. However, taking action now can save you time, money, and stress down the line.

By starting the process today, you give yourself ample time to assess the condition of your roof, complete necessary paperwork, get approval, and schedule a roofing contractor to make any needed repairs before winter weather strikes. Snow load, high winds, and other winter-related problems can wreak havoc on your roof, so it's best to be proactive.

If you can't have a professional roofer evaluate your roof, make sure someone on your staff addresses the following:

- Active Leaks:** Notify a qualified contractor immediately when leaks occur. If your roof is under warranty, contact the manufacturer as well.
- Field Membrane:** Take a walk on your roof and look for any signs of trouble, such as blistering, ridges, eroded areas, loose fasteners, open seams, punctures, misplaced ballast, or misaligned and loose pavers. If you spot any of these issues, have them corrected by a qualified contractor as soon as possible.
- Perimeter Flashings:** Check that the perimeter flashings are secure and free from any openings that could allow water to enter.
- Penetration Flashings:** Make sure all penetrations are properly sealed and secured.
- Roof Related Sheet Metal:** Examine all sheet metal components for securement, sealed joint laps, and missing parts. These can all cause problems during the winter months.
- Drainage:** Poor drainage is a common issue during winter. Make sure all drains are clear and allow water to flow freely. Clean any debris around drains to prevent blockage. Check gutters, downspouts, and heat tapes to ensure they are in working order.
- Miscellaneous/Adjacent Conditions:** Don't forget to assess other areas that are often overlooked, such as ductwork, door seals, open joints in walls, skylights, and penetrations through walls. Address any deficiencies you find.

By evaluating and correcting these items before winter arrives, you can save yourself from potential headaches and expensive repairs. Remember, it's usually more difficult and costly to hire a contractor during winter, so take action now to protect your roof and your wallet.