PRE MONSOON ROOF CHECKLIST

This is a pre monsoon walk for a flat or low slope commercial roof in the Las Vegas valley. Run it in May or early June, and again after the first storm of the season.

The order is deliberate. Drainage first, because that is what fails here, then the perimeter, then the surface, then the equipment, then inside.

BEFORE YOU GO UP

Do not go up alone, on a wet roof, or when a storm is forecast within the hour. Summer roof surfaces here run far hotter than the air, so go early in the day and take water with you.

Take a camera, a roof plan with the outlets numbered, and something to write on.

THE DRAINAGE

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Outlets and sumps	Dust, grit and silt packed into the sump, water sitting in it
☐ Strainers and domes	Missing, broken, lifted off, or crushed flat
☐ Clamping rings	Bolts loose or missing, the membrane not gripped all round
☐ Scuppers	A throat blocked where it cannot be seen from the roof
☐ Overflows	None fitted anywhere, or blocked at the opening
☐ Gutters and downpipes	Debris, sagging, a joint that has opened, staining below
☐ Falls and low spots	Tide marks, silt lines, areas that hold water after a wash down
☐ Downstream of the building	Where the water actually goes once it leaves the roof

THE PERIMETER

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Edge metal and coping	Open joints, lifted sections, staining down the wall below
☐ Termination bars	Loose or missing fasteners, a bar that has pulled away
☐ Parapet upstands	Membrane pulling away from the wall, a gap at the top
☐ Ballast at the edges	Scoured away on the upwind side, piled on the downwind side
☐ Corners	The first place wind lifts, and the first place a detail slumps

THE SURFACE AFTER A DESERT SUMMER

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Sealant at every detail	Cracked, shrunken, pulled away or fallen out
☐ Membrane texture	Harder, darker or more brittle than the surrounding area
☐ Seams and laps	Edges that lift, a dirt line, a visible step
☐ Coating condition	Chalking, thinning, worn through at high points and walkways
☐ Splits and cracks	Short straight splits, often over a joint or a fastener line
☐ Blisters	Raised areas, soft underfoot, larger than in the last photograph

THE EQUIPMENT AND THE LOOSE ITEMS

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Units and curbs	Flashing slipped, corners sealed with mastic, fixings through the membrane
☐ Condensate discharge	Running onto the membrane, a permanently damp patch, staining
☐ Solar arrays and screens	Debris packed at the upwind edge, ballast shifted, movement in a frame
☐ Cable trays and conduit	Resting on the membrane, fixings through the roof

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Loose material	Offcuts, panels, tools, packaging, anything a gust can pick up
☐ Access panels and hatches	Open, propped, or no longer fastening shut

INSIDE THE BUILDING

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Ceilings below the roof	New stains, old stains that have grown, sagging tiles
☐ Walls below parapets	Damp at high level, blown paint, staining at a corner
☐ Plant rooms	Trays, buckets or diverters somebody has quietly accepted
☐ Insulation in the void	Damp, compressed or stained material
☐ Tenant reports	Anything reported last season that was never traced

WHAT TO DO WITH IT

1. **Clear every outlet before anything else.** This is the cheapest risk reduction on a desert roof.
2. **Fix the perimeter next.** A roof lifts from its edge.
3. **Photograph every finding twice, wide and close.** Wide to place it, close to show it.
4. **Book repairs in June, not July.** Availability collapses once the storms start.
5. **Run it again after the first storm.** The first storm shows you what the walk missed.

Want the reasoning behind these checks? Read what the desert climate does to a roof and what a maintenance program covers.

Walked by _____ Date _____ Roof _____