WAREHOUSE ROOF CHECKLIST

This is a roof checklist for a warehouse or distribution building. It covers the roof, the equipment on it, and the inside of the building, which on this type of property tells you more than the roof often does.

Run it twice a year, and before the monsoon season in particular.

BEFORE YOU GO UP

Agree the route with the site. Warehouse roofs have fragile areas, rooflights and service runs, and a roof plan marked with those is worth more than any amount of care once you are up there.

Never step on or near a rooflight. Treat every one as fragile unless somebody can prove otherwise in writing.

THE FIELD AND THE LAPS

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Side laps and end laps	Edges lifting, a dirt line along the lap, a visible step
☐ Fastener lines	Fasteners backing out, dimpling, splits following the line
☐ The open field	Splits, punctures, dropped items, scuffs from recent work
☐ Deck deflection	Water standing in a line between supports rather than at an outlet
☐ Blisters	Raised areas, soft underfoot, growing between visits
☐ Surfacing or coating	Bare patches, chalking, wear along the walked routes

THE ROOFLIGHTS

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Dome condition	Crazed, cracked, yellowed, or patched with tape

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Flashings and upstands	Lifted at the corners, sealant cracked or missing
☐ Fixings	Loose, missing, or driven through without a washer
☐ Fall protection	None fitted, or netting that has aged and sagged
☐ From inside	Daylight through a joint, staining on the deck below

THE PERIMETER AND DRAINAGE

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Gutters, internal and external	Debris, silt, standing water, a joint that has opened
☐ Outlets and sumps	Packed with dust and grit, water sitting between rains
☐ Overflows	None fitted, or blocked at the opening
☐ Edge metal and trim	Loose, lifted, joints open, staining down the wall
☐ Parapet upstands	Membrane pulling away, a gap at the top, a slumped corner
☐ Downpipes	Blocked, disconnected, discharging against the building

THE EQUIPMENT AND LATER ADDITIONS

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ Extract fans and vents	Curbs sealed with mastic, flashings slipped, fixings through the membrane
☐ Later penetrations	Anything added after the roof, detailed by somebody other than a roofer
☐ Condensate and discharge	Water onto the membrane, a permanently damp patch
☐ Cable trays and conduit	Resting on the membrane rather than on supports
☐ Solar arrays	Debris packed at the upwind edge, ballast moved, worn membrane under a foot
☐ Loose material	Offcuts, panels, tools, packaging, anything a gust can lift

INSIDE THE BUILDING

LOOK AT	WHAT A PROBLEM LOOKS LIKE
☐ The deck, from the floor, lights off	Daylight at a lap, a fastener or a rooflight
☐ Deck staining and rust lines	Long term water contact above a surface that still looks sound
☐ Steelwork	Rust runs down a beam, water tracking along a purlin
☐ Above the racking	Staining nobody can see from the aisle
☐ Stock and packaging	Water marks on cartons, damage attributed to handling
☐ What the floor staff say	Which bay drips, and in which kind of storm

WHAT TO DO WITH IT

1. **Ask the shift supervisor first.** They have been watching the floor for years.
2. **Walk the aisles with the lights off where it is safe.** Daylight finds what a roof walk misses.
3. **Treat rooflights as a separate program.** They age faster than the roof and carry a safety risk.
4. **Number the bays and tie every finding to one.** A large roof without locations produces findings nobody can act on.
5. **Price the consequence, not just the repair.** Stock and downtime are what make the case for a program.

Want the reasoning behind these checks? Read how building type changes the roof and what a maintenance program covers.

Walked by _____ Date _____ Roof _____