

Top 10 Signs Your Commercial Roof May Be Failing

This guide will help you identify common signs that your commercial roof may be failing. By understanding these warning signs, you can take proactive steps to prevent costly repairs and ensure the safety and longevity of your building.

Identifying Roof Leaks and Pooling Water



Interior Water Stains

Water stains appearing on ceilings and walls are clear indicators of roof leaks. These typically show up as discolored patches or rings on interior surfaces.



Pooling Water

Standing water on flat commercial roofs indicates drainage issues, often caused by clogged gutters or structural sagging. These pools need immediate attention.



Active Leaks

Active drips or streams of water during rainfall are severe warning signs requiring urgent attention to prevent structural damage.

Recognizing Flashing Issues and Deterioration

Flashing is the metal or other material used to seal joints and transitions on a roof, such as around chimneys, skylights, or walls. Look for signs of corrosion, rust, or damage to flashing. These issues can lead to leaks and water infiltration. Pay attention to the areas around vents and pipes as they are prone to flashing problems.

Detecting Blistering, Cracking, and Curling

Blisters, cracks, and curling in roofing materials are common signs of deterioration. Blisters are usually caused by moisture trapped under the roofing membrane. Cracks can develop from extreme temperature changes or physical damage. Curling occurs when roofing materials dry out and lose their flexibility. If you spot these problems, they may require professional repair or replacement. You can inspect these issues by walking on the roof or using a drone for aerial inspection. Be careful when walking on the roof as some areas might be slippery due to pooling water or debris.



Diagnosing Ponding and Poor Drainage

Ponding refers to the accumulation of water on the roof surface. It's a serious issue that can weaken the roof structure and lead to leaks. If you notice water pooling in low spots or areas with inadequate drainage, it's crucial to take corrective measures. This could involve adding additional drainage systems, repairing damaged gutters, or adjusting the slope of the roof to ensure proper water runoff.



Spotting Signs of Ventilation Problems

Proper ventilation is essential for a healthy roof. Inadequate ventilation can lead to moisture buildup, mold growth, and premature roof failure. Look for signs of excessive condensation, poor airflow, or the presence of mold or mildew. If you suspect ventilation issues, consult a qualified roofing professional for an assessment and potential solutions.

Conducting a Thorough Roof Inspection Checklist

Inspect for visible leaks, water stains, and pooling water.

Examine flashing around chimneys, skylights, vents, and walls for signs of corrosion or damage.

Check roofing materials for blisters, cracks, curling, or other signs of deterioration.

Assess drainage systems, gutters, and downspouts for clogs or damage.

Evaluate ventilation systems for proper airflow, condensation, or mold growth.

Review any previous roof reports or maintenance records.



Understanding the Importance of Early Intervention

Early detection and intervention are crucial for preventing costly roof repairs. Small problems can quickly escalate if left unaddressed. By identifying issues early and addressing them promptly, you can extend the lifespan of your roof and avoid major repairs. A professional roofing inspection every 1-2 years is recommended to catch any developing issues before they become a major problem.



Call RGB Construction

Don't wait until it's too late! Contact RGB Construction for a free roof inspection and a personalized solution to keep your commercial roof safe and secure. We are a trusted and experienced roofing contractor with a commitment to quality and customer satisfaction. For a free consultation and a customized quote, call us today at **856-264-9093**.