

SPRING CHECKLIST: INSPECTING & MAINTAINING YOUR FLAT ROOF AFTER WINTER



HOT TOPIC
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As winter fades, your roof has just endured months of snow, ice, wind, and fluctuating temperatures. For flat roof owners, whether residential or commercial, spring provides the ideal window to inspect, clean, and repair before minor issues become costly problems.

Here's your essential spring maintenance checklist to keep your flat roof performing its best all year.

SPRING CHECKLIST

1. Clear Away Debris

Winter storms and winds often leave behind branches, leaves, and dirt. Remove all debris to prevent clogged drains and water pooling. Use a soft broom or leaf blower, never metal tools that can puncture roofing material.

This step also makes it easier to spot any damage that's been hiding under debris.

2. Check for Ponding Water

Flat roofs are designed with slight slopes for drainage, but after winter, debris buildup or membrane damage can create "ponding" (standing water that lingers for over 48 hours).

Persistent ponding can lead to leaks, structural stress, and accelerated aging of roof materials. If you find this issue, it may be time to have a roofing professional inspect the slope or drainage system.

3. Inspect Seams, Edges, and Flashing

Temperature changes can cause roofing materials to contract and expand, leading to cracks or separation at seams and flashing. Examine joints, corners, and transitions around vents or skylights for lifting or gaps. Re-sealing these areas early helps prevent leaks during spring rains.

4. Look for Cracks, Blisters, or Split Membranes

Flat roofs are prone to surface issues like blisters and cracks due to trapped moisture or freeze-thaw cycles. Small imperfections can worsen quickly once exposed to UV rays and warmer temperatures. Document any visible damage and call a flat roofing specialist for repairs. DIY fixes can sometimes void warranties or cause larger issues down the line.

5. Clean and Test Roof Drains & Gutters

Drainage is the lifeline of any flat roofing system. Remove blockages from drains, scuppers, and gutters to ensure a smooth water flow. Pour a small amount of water down each drain to test for clogs. Proper drainage prevents standing water and extends your roof's lifespan.

6. Inspect the Interior for Signs of Leaks

Don't forget to look inside. Water stains, peeling paint, or musty odors on ceilings and walls may indicate roof leaks that need immediate attention. Addressing them early helps prevent mold growth and insulation damage.

7. Schedule a Professional Roof Inspection

Even if everything looks fine on the surface, a professional roofer can spot hidden issues such as subtle membrane separation, trapped moisture, or weak insulation. Having a spring inspection builds a valuable maintenance record and supports warranty requirements.

8. Plan Preventive Maintenance

Once your spring inspection is complete, consider preventative measures such as coating the roof for UV resistance, trimming nearby trees, or scheduling semi-annual cleanings to avoid costly surprise repairs.

PROFESSIONAL ROOF MAINTENANCE YOU CAN COUNT ON

While seasonal inspections are a great starting point, ongoing professional maintenance is the most effective way to extend the life of a flat roofing system. At **Alternative Roofing Systems**, our team currently manages inspections and maintenance for **more than 200 buildings throughout the Seattle area**, helping building owners identify small issues before they develop into costly repairs.

Through our **MARTI Division** (Maintenance and Repair, Tenant Improvement), we focus specifically on keeping existing roof systems operating efficiently year-round. Our professionals provide routine inspections, preventative maintenance, and minor repairs that help protect your building and extend the life of your roof.

Taking a **proactive approach rather than a reactive one** allows roofing professionals to identify concerns early, perform necessary maintenance, and ensure your roof system continues performing reliably through every season.



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