



Storm Season Roof Audit Checklist

R&BS

Water penetration solutions.

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At R&BS we believe that preventative maintenance is the key to successfully limiting the risk of water penetration during storm season. We have drawn on nearly 90 years of experience to compile this Storm Season Roof Checklist that identifies the most critical areas that cause water ingress in Australian facilities and buildings.

By using this checklist methodically, it will allow you to proactively identify if you have any issues that you need to get attended to prior to storm season.

■ Do you have any existing leaks?	Yes	No	Unsure
■ Have you carried out the essential check of all your guttering on any kind of roof for:			
1. Any blockages from leaf matter or debris?	Yes	No	Unsure
2. Any serious corrosion that may potentially allow water in during a storm event?	Yes	No	Unsure
3. Any deteriorated sealant on the gutter joins or around the drainage outlets?	Yes	No	Unsure
■ Are there any trees that overhang the roofing areas that could lose limbs or foliage during a severe weather event and damage the roof or block the roof drainage?	Yes	No	Unsure
■ Is there any loose or disused machinery, ventilators, ductwork, outdoor furniture etc sitting on your roof area that could move about and damage the roof area in a severe weather event?	Yes	No	Unsure

What's your roof type?

All roofs have unique potential areas of concern, so no matter what type of roof you have, this checklist will provide you with critical questions that need to be asked when preparing for storm season.

Is your roof:	Metal Roof
	Tile or Slate Roof
	Concrete Roof

Please see over the page for your unique checklist depending on your specific roof type.

Metal Roof

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|---|-----|----|--------|
| ■ Have you checked your metal roof sheeting for any damaged areas and corrosion (remember this corrosion can often be concealed by roof flashings or on the underside of the roof sheeting and not completely visible). This means that you will be looking for any signs of rust staining, discolouration of the metal or patches of white oxidised spots. | Yes | No | Unsure |
| ■ Have you checked all roofing penetrations (especially air-conditioning pipework and cables) and the associated weather-stop sealants such as rubber boots and silicone type seals. Are these still sealed and weatherproof or are they deteriorated and allowing water entry? | Yes | No | Unsure |
| ■ Have you checked the insulation around the air-conditioner condenser pipes, is it deteriorated and compromising the watertightness of the sealants? | Yes | No | Unsure |
| ■ Have you checked all areas where silicone type sealants have been used such as the parapet cappings, ridge caps and any flashings, is it deteriorated and potentially allowing water entry? | Yes | No | Unsure |

Tile or Slate Roof

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|--|-----|----|--------|
| ■ Are there any broken/cracked tiles or slates that need to be replaced? | Yes | No | Unsure |
| ■ Is the pointing on the ridge capping cracked, loose or even missing? (This is one of the main reasons tile roofs leak in storm events.) | Yes | No | Unsure |
| ■ Are there any tiles or slates that have slipped down in the valley gutters and blocking water flow? | Yes | No | Unsure |
| ■ Are any of the lead flashings around the roof perimeter or around any roof penetrations that are cracked and potentially allowing water entry? | Yes | No | Unsure |

Concrete Roof

- | | | | |
|---|-----|----|--------|
| ■ Does the roofing membrane look in good condition? | Yes | No | Unsure |
| ■ Are there any blisters, cracks or delamination from the concrete substrate happening to the existing membrane? | Yes | No | Unsure |
| ■ Are there large areas of ponding water on the roof deck areas that may be limiting the life of the existing membrane? | Yes | No | Unsure |
| ■ Does the membrane detailing work around any of the roof penetrations appear sound and watertight? | Yes | No | Unsure |
| ■ Are the perimeter flashings intact and watertight? | Yes | No | Unsure |

If you answered 'yes' or 'unsure' to any of the above questions, consider whether you need to take advantage of our free 30 minute consultation to discuss strategies that will help you prepare for storm season.

p 1800 550 037 **f** (07) 3868 4138
e enquiries@roofandbuildingservice.com.au
w roofandbuildingservice.com.au

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