



WINTER IS COMING... IS YOUR ROOF PREPARED?

(3-minute read)

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As temperatures drop and winter approaches, facility owners should make roof inspections a key seasonal priority. A thorough pre-winter roof assessment is one of the most proactive and cost-effective steps to protect a building, ensure occupant safety, and avoid unexpected operational disruptions. Snow, ice, and freezing temperatures create some of the toughest conditions a roof will face all year, making it essential to identify and address vulnerabilities before winter sets in.

Cold weather often intensifies issues that remain unnoticed during warmer months. Minor leaks, deteriorating flashings, or loose roofing materials can quickly worsen when exposed to repeated freeze-thaw cycles. Water that seeps into the roof system can freeze and expand, causing additional damage and potentially leading to larger leaks, insulation breakdown, or even structural concerns. Identifying and repairing these issues early reduces the likelihood of costly emergency repairs, especially during winter, when repair work becomes more challenging and expensive.

A pre-winter inspection is also critical for confirming the roof's ability to properly shed snow and ice. Clogged drains, accumulated debris, or insufficient slope can result in ponding water, ice dams, or excessive snow buildup. These conditions significantly increase the risk of water infiltration and, in severe cases, can create structural loading concerns. Ensuring gutters, downspouts, scuppers, and roof drains are clean and functioning properly helps prevent backups and reduces the potential for ice-related damage. This is especially important for flat and low-slope roofs, which are more vulnerable to ponding and drainage issues.

Additionally, a seasonal inspection provides an opportunity to assess roof penetrations and accessories such as HVAC curbs, vents, skylights, and mechanical equipment. These areas are common points of failure and can be easily overlooked during routine maintenance. Confirming that flashings are secure, sealants are intact, and penetrations are properly protected helps maintain the overall envelope of the building.

For commercial facilities, a documented roof inspection also supports long-term asset management. Identifying issues early allows owners to plan and budget for future maintenance or replacement needs. A proactive winter preparedness strategy can extend the roof's lifespan and help reduce downtime caused by leaks or weather-related failures. Even roofs that are relatively new benefit from seasonal inspections to verify workmanship and maintain warranty compliance.

Finally, completing roof inspections before winter enhances safety for occupants and maintenance personnel. Addressing loose materials, membrane damage, or deteriorating flashing ahead of time reduces the need for hazardous winter repair work. A well-maintained roof also protects interior spaces, preventing damage to finishes, equipment, and stored materials.



In the end, a pre-winter roof inspection is a simple but essential step in protecting your building investment. By identifying deficiencies, ensuring proper drainage, and confirming that the roof system is prepared for harsh conditions, owners can minimize risk, control costs, and ensure reliable performance throughout the winter season. Acting now can prevent major issues later, making pre-winter roof inspections a smart and responsible component of facility management.

Your roof works hard all year. If you spot anything that needs a closer look, NUTEC can help you understand your options. Reach out whenever you need support.