



## Spring Is the Right Time to Inspect School Roofing Systems

For school districts, many roofing decisions begin in the spring. While roof replacements and major repairs usually occur during summer break, planning for that work often starts in March and April.

Spring break provides an ideal opportunity for school districts to evaluate roof conditions while buildings are temporarily closed. These inspections help identify winter-related damage before summer repair or replacement projects begin.

By the end of winter, a school's roof has endured months of temperature swings, wind, and debris buildup. Flashing may shift with repeated expansion and contraction, and drains can collect leaves and sediment. These conditions may not produce an immediate leak, but problems often surface once spring storms expose weaknesses in the roof system.

According to the **National Roofing Contractors Association (NRCA)**, commercial roofs should be inspected at least twice per year and after major weather events. For schools and other large facilities, one of those inspections typically occurs in the spring when winter damage becomes visible and districts begin planning summer repairs or replacement work.

Addressing potential issues early in the season allows districts to move from emergency repairs to planned maintenance and budgeting.

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**“A seasonal roof evaluation does more than check for leaks. It identifies hidden moisture before it ever shows up inside the building.”**

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### What Winter Leaves Behind

Winter weather places stress on every roof. Temperature swings, snow, and storms can affect multiple parts of a roofing system. Common conditions observed after winter include:

- Movement at seams and fasteners. Repeated expansion and contraction can gradually loosen seams, fasteners, and flashing connections.
- Shifting at metal edges and flashing. Materials expand and contract at different rates, which can create small openings that allow water to enter once steady spring rain begins.
- Drainage obstructions. Leaves, sediment, and storm debris often collect in internal drains and gutters. Even partial blockages can slow water flow and create shallow ponding.



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- Standing water. Ponding water accelerates deterioration of roofing materials and increases the load on the roof structure.

Clearing debris and inspecting these conditions in early spring helps facility teams address problems before they develop into active leaks.

### Moisture That Does Not Show Up on the Ceiling

A dry ceiling does not always mean the roof is dry. Moisture can become trapped beneath the roofing membrane long before water appears inside the building. When insulation becomes wet, its thermal performance decreases and moisture can spread across the roof deck. What begins as a small wet area can quietly expand across a much larger section of the roof.

Early spring is a good time to identify this hidden moisture. Temperature differences between wet and dry areas often make infrared roof scans more effective during this period. When a scan detects possible moisture, targeted testing can confirm the location and extent of the problem. Finding these areas early often allows localized repairs rather than widespread roof replacement.

### High Humidity Areas Require Extra Attention

Roof sections above locker rooms, kitchens, pools, and laboratories often experience different conditions than other parts of a school building. These spaces regularly produce warm, humid air that rises toward the ceiling and roof structure.

Over time, moisture can migrate into the roof system, especially if seams, flashing, or other roof connections are not fully sealed. When warm interior air meets cooler roofing materials, condensation can form inside the roof assembly.

This moisture may not be visible inside the building right away, but it can gradually affect insulation, other roof components and possibly the roof decking. In some cases, the damage develops quietly above the ceiling before a leak appears in the space below.

Because these areas produce moisture year-round, roof sections above gyms, kitchens, pools, and similar spaces should

receive careful attention during inspections. Checking these locations can help identify early signs of moisture buildup before larger problems develop.

### Independent Inspection Before Rain Season

Districts responsible for multiple campuses often rely on third-party roof inspections to document roof conditions across their facilities.

Independent assessments provide objective information that helps facility managers prioritize repairs and plan capital budgets. Clear documentation can also support warranty discussions and reduce reliance on emergency repairs during heavy rain periods.

Evaluating roof conditions in the spring allows school districts to identify issues early, plan repairs, and schedule work during summer construction windows.

### Supporting Roofing Performance

Intertek provides Roof Testing, Inspection, Design, and Certification services for facility owners, school districts, and building managers. Our teams perform roof condition assessments, infrared moisture surveys, and failure investigations.

Through accredited laboratories, Intertek also tests roofing materials and assemblies to industry standards to evaluate performance under wind, moisture, and temperature exposure.

Combining field diagnostics with laboratory testing helps school districts better understand roof condition, extend roof service life, and make informed maintenance decisions.

To learn more about Intertek's Roofing Testing, Inspection, and Certification services, [click here](#).

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