

Roofs and Water Back-Up

PRIMEX³ RISK MANAGEMENT BULLETIN

A roof provides the building and its contents with protection from the elements. It also provides drainage of storm water through various systems such as roof drains, scuppers and gutters.

Assuming your flat roofs were properly installed, the key to avoiding leaks and water back-up from severe storms is regular inspection and maintenance.

During the winter, be sure to check flat roofs after a heavy snowfall, and particularly during a thaw, since ice or snow could be blocking drains and causing a buildup of water. When you inspect a roof, look for signs of "ponding" or standing water.

During the fall months, check flat roofs for any build-up of leaves and branches in gutters or near roof drains and scuppers which might cause pooling of storm water or back-up under roofing material.



General Roof Conditions Checklist

- ✓ Drainage
- ✓ Physical Damage
- ✓ Attic Conditions
- ✓ Structural Deformation
- ✓ Ice Buildup
- ✓ Other Observations

When accessing a roof for inspection, think **Safety First!** Make sure ladders are stable and that the rungs extend at least three feet (three rungs) above the roof's edge —be aware of the roof's edge and skylights at all times. Ice on roof edges may not allow safe ladder usage. Never work alone, and conduct inspections during the day when you are best able to see what you're doing.

If repairs are necessary and beyond your capabilities, contract with a qualified, insured roofing company.

Roofs Protect Your Investment, but Require Your Continued Attention in Making Sure They Perform Properly.

For more information, please contact your Primex³ Risk Management Consultant at 800-698-2364 or email RiskManagement@nhprimex.org.