

# Flat Roof Health Check

A 10-Minute Homeowner Checklist for Notts & South Yorks

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## Flat Roof Health Check

### A 10-Minute Homeowner Checklist for Nottinghamshire & South Yorkshire

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You can spot 80% of flat-roof problems from the ground or from a first-floor window without setting foot on a ladder. This checklist takes about ten minutes and tells you whether your roof is **fine, watch-list, or call-a-roofer-this-week.**

If you'd rather just have someone come and look — phone Sean at Eco Roofers on **07929 379 746** and he'll do a free assessment.

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### Before you start

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You need:

- A torch
- A camera (phone is fine)  
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- A pen
- This checklist printed off, or open on your phone

Do this on a dry day — ideally 24+ hours after the last rain so you can see where water has tracked. Mid-morning light is best.

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## Section 1 — From the ground (3 minutes)

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Walk around the property. Look up at the flat roof from each side that's visible.

| Check | Yes / No | What it means |

|---|---|---|

| Can you see the roof surface clearly from anywhere? | | If no, that's a maintenance access issue — note it for the roofer |

| Is there visible sagging or dishing in the surface? | | Yes = structural concern. Investigate same week. |

| Are there cracks or splits visible in the membrane? | | Yes = leak point. Patch repair £150–£350. |

| Is the membrane lifting at the edges? | | Yes = adhesive failure. Often progresses fast. |

| Is moss or algae growing across the surface? | | Yes — moss holds moisture against the membrane. Clean and assess. |

| Are there standing water marks on a dry day? | | Yes = falls are wrong. Long-term roof killer. |

| Is the membrane mineral coating rubbed off in patches? | | Yes — UV damage. Membrane is in last third of life. |

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## Section 2 — Inspect from a first-floor window (3 minutes)

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Get a closer view from inside the house. Open the nearest window above the flat roof.

| Check | Yes / No | What it means |

|---|---|---|

| Are seams (where two sheets meet) visibly open? | | Yes = water entry point. Felt-roof seams fail first. |

| Are there bubbles or blisters across the surface? | | Small (2–10 cm) = cosmetic. Large (>30 cm) = adhesive failure. |

| Is there debris in the gutters / drains / outlets? | | Blocked outlets cause pooling. Clear and re-check. |

| Where the roof meets a wall, is the upstand intact and dressed in? | | Failed upstands cause 60% of flat-roof leaks. |

| Where there's a rooflight, vent, or chimney — is the flashing intact? | | These details fail before the field of the roof. |

| Are there visible rust streaks from old fixings? | | Old steel fixings perforating the membrane = leak path. |

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## Section 3 — From inside the property (4 minutes)

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Walk through the rooms beneath the flat roof. Check every wall and ceiling.

| Check | Yes / No | What it means |

|---|---|---|

| Any damp patches on the ceiling? | | Active leak. Track to source. |

| Any peeling paint on the ceiling or top of walls? | | Often condensation, not a leak. Cold-roof problem. |

| Black mould in corners or along ceiling–wall junction? | | Cold-roof condensation. Warm-roof retrofit fixes it. |

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| Sagging plasterboard on the ceiling? | | Sustained water exposure. Replace before it falls. |

| Musty smell that wasn't there before? | | Hidden moisture in the roof structure. Investigate. |

| Damp staining at the top of internal walls? | | Lateral water tracking — could be parapet or upstand failure. |

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## Section 4 — The age question (1 minute)

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| Approximate age | Material | Action |

|---|---|---|

| 0–5 years | Anything | Scheduled inspection only. Should be problem-free. |

| 5–10 years | Felt | Annual inspection. Patch as needed. |

| 5–15 years | EPDM / GRP | Inspection every 2 years. Should still be in field life. |

| 10–15 years | Felt | Plan for replacement in 2–5 years. |

| 15+ years | Felt | Replace. Patches won't outlive the deck below. |

| 20+ years | EPDM / GRP | Inspect upstands and edge details — field is usually still sound. |

| **Unknown age** | Anything | Get a roofer to assess. The roofer can usually date the build from the materials. |

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## Your score

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Count your "yes" answers in **Sections 1 and 2** (the outside checks).

| Yes count | Verdict | Action |

|---|---|---|

| 0–1 | **Fine** | Re-check in 12 months. |

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| 2–3 | **Watch list** | Get a free assessment in the next 4–8 weeks. Often a £150–£350 patch sorts it. |

| 4–6 | **Call this week** | The roof is failing in multiple places. Repair-or-replace decision needed. |

| 7+ | **Call today** | Significant water entry is likely. Internal damage probable if not already visible. |

For Section 3 (inside), **any single "yes" warrants a roofer's eye**. Internal water signs always trace to an external problem.

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## What to do next

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If your roof is **fine** — well done. Re-check in 12 months and clear gutters and outlets twice a year.

If your roof is **watch list** or worse — get a free assessment from Eco Roofers. We cover Nottingham, Mansfield, Sheffield, Doncaster, Chesterfield, Barnsley, Rotherham, Worksop, Newark, and surrounding areas.

- **Phone Sean direct:** 07929 379 746
- **Email:** [sean@eco-roofers.co.uk](mailto:sean@eco-roofers.co.uk)
- **Web form:** [eco-roofers.co.uk](http://eco-roofers.co.uk)

Site visit is free, takes about 30 minutes, and you get a written quote within 48 hours.

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## A note on what we'll likely recommend

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Three out of every four flat-roof jobs we do across Notts and South Yorks are **EPDM rubber roof replacements** — either patching an existing EPDM (rare, EPDM rarely fails) or replacing tired torch-on felt with new EPDM.

For roofs at the end of life, we'll usually recommend going one step further to a **warm-roof retrofit** — laying 100–150mm PIR insulation under a new EPDM membrane. The premium over a like-for-like felt replacement is £600–£1,200 on a typical 20m<sup>2</sup> extension and you get:

- 25–40 year roof life (vs 10–15 for felt)
- Building Regs compliance (Approved Document L 2022)
- Permanent fix for any cold-roof condensation problem
- £200–£450 / year energy bill savings on a typical 3-bed semi
- A roof that won't be flagged at survey when you sell

For the full warm-vs-cold breakdown, ask for our [Warm Roof vs Cold Roof Homeowner's Guide] (<https://eco-roofers.co.uk/guides/warm-vs-cold-roof-homeowner>) — also free.

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*This checklist is general guidance. Every roof is different — for advice specific to yours, please book a free survey.*

### **Need a roofer in Nottinghamshire or South Yorkshire?**

Get a free no-obligation quote from Eco Roofers — call 07929 379 746 or email [sean@eco-roofers.co.uk](mailto:sean@eco-roofers.co.uk).