

EPDM Roof Seam Inspection Question Checklist

A short guide for property managers walking an EPDM membrane roof or reviewing a contractor's inspection report.

What a seam walk generally looks at

- Whether the seam tape or adhesive is still bonded flat, without lifting, tenting, or visible gaps.
- Whether the membrane looks pulled taut at parapets, corners, and penetrations, or shows visible bridging.
- Whether previous patches or repairs are still adhered and flush with the surrounding membrane.
- Whether ponding water collects along or near a seam line rather than draining away.

Where separation tends to show up first

- Parapet wall terminations and inside corners, where the membrane changes direction.
- Around roof penetrations such as drains, vents, and mechanical curbs.
- Field seams that were installed in cold or hot weather extremes, based on your contractor's records.

Questions to ask your roofing contractor

- What is the current condition of the seams on this roof, and were any areas flagged during the last inspection?
- Was this membrane installed with the manufacturer's specified adhesive and seam tape system?
- Are there any areas being monitored for movement, and what would trigger a repair recommendation?
- What does the manufacturer's own warranty or installation documentation say about this membrane and seam system?

Before you schedule a repair

- Ask for photos or a written report of exactly which seams were reviewed and what was found.
- Confirm whether a localized repair or a broader seam re-cover is being recommended, and why.
- Keep a copy of the report and any manufacturer documentation with your building's maintenance records.

Good to know

This guide is general information, not professional advice. Requirements, conditions, and product specifications vary by building, roof system, and location, and they change over time. Confirm the details that apply to your property with a qualified roofing contractor or your local building department before you make a decision. Industrial Roofing Services Limited is not responsible for decisions made solely on the basis of this guide.