

Motorhome Roof Inspection Checklist

A printable, step-by-step walkthrough — use it every 6 months and after severe weather. Brought to you by 24/7 Motorcoach Service Center, Las Vegas.

Coach: _____

Date: _____

Length / Year: _____

Inspector: _____

Roof Type (EPDM / TPO / Fiberglass / Metal): _____

1. Safety & Setup

- Park on level ground; chock wheels.
- Use a stable ladder rated for roof access.
- Wear soft-sole shoes; avoid walking on skylights or vents.
- Bring: flashlight, phone camera, soft brush, mild cleaner, notebook.

2. Overall Roof Surface

- Surface is clean — no leaves, branches, or debris pooling.
- No standing water or low spots after rinse.
- EPDM/TPO: no chalking, bubbling, tears, or shrinkage.
- Fiberglass: no spider cracks, gelcoat oxidation, or soft spots.
- Metal: no rust spots, dents, or seam separation.

3. Sealants & Seams

- All Dicor / lap sealant beads are continuous (no cracks or pinholes).
- No lifted edges along the front and rear caps.
- No discoloration, black streaking, or sealant 'alligatoring'.
- Gutter rails are sealed and securely attached.

4. Roof Penetrations

- AC shroud — no cracks; gasket compressed evenly; sealant intact.
- Vent fans (Maxxair / Fantastic) — lids close; flange sealed.
- Skylights — no cracks, hazing, or sealant gaps.
- Antennas, satellite domes, solar mounts — fasteners tight, sealed.
- Refrigerator vent, plumbing vents — caps present, sealed.

5. Edges, Cap, & Slide Toppers

- Front cap seam fully sealed — common leak point.

- Rear cap seam fully sealed.
- Slide topper fabric: no tears, sagging, or pooling water.
- Slide topper end caps tight; no exposed fasteners.

6. Interior Leak Indicators

- Ceiling: no soft spots, stains, sagging, or discoloration.
- Around vents/AC: no water rings or peeling paint.
- Slide-out ceilings: dry to the touch, no musty smell.
- Cabinets along outer walls: no warping or delamination.

7. Document & Plan

- Photograph every concern with a clear reference (e.g., 'driver-side AC').
- Note sealant age — most need refresh every 1–3 years.
- Schedule professional inspection if you find ANY active leak, soft spot, or major sealant failure.

When to call a pro

If you find active leaks, soft spots, widespread sealant failure, or fiberglass delamination — stop and schedule a professional inspection. Catching these early is the difference between a \$300 spot seal and a \$5,000+ structural repair.

Free professional roof assessment

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