



WEATHER BARRIER AND FLASHING CHECKLIST

THE QUESTIONS TO PUT TO EVERY ENVELOPE BID | TWIN CITIES METRO

The layers under the roofing and siding do the real waterproofing, and most leaks start at the transitions. Put these questions to every roofing, siding, and window bid, and get the answers in writing.

UNDERLAYMENT AND BARRIERS, ASK EACH BIDDER

- ☐ **What underlayment goes where, and is the assembly vented or does it need a breathable layer?**
Most standard synthetics are close to vapor-impermeable. That is a strength when you want a barrier and a weakness when the deck needs to dry.
- ☐ **Is whole-deck leak barrier being proposed, and why, for this specific roof?**
Self-adhered barrier is the premium layer for the spots that flood: eaves where ice dams back water up, valleys, low-slope sections, and around chimneys, skylights, and pipes.
- ☐ **On siding, what WRB is specified, and is there a drainage gap or rainscreen behind the cladding?**
- ☐ **On windows, are full-frame installs with new sill pans and flashing tied into the WRB specified?**
A sloped sill pan with end dams first, flashing tape up the jambs, head flashing lapped by the WRB above, and the bottom left open to drain.

FLASHING, CONFIRM IN EVERY ROOFING SCOPE

- ☐ **Which transitions are being replaced with new metal, and which are being reused?**
- ☐ **Is step flashing individual pieces woven into each course?**
A single continuous strip bent into the corner instead of individual steps is a defective installation.
- ☐ **Is there a kickout at the bottom of every roof-to-wall run above a gutter?**
The single piece most often missing, and without it water pours behind the siding and rots the wall out of sight for years.
- ☐ **Is chimney counter flashing being set into the mortar, not caulked over the top?**
A cricket belongs on the uphill side of any chimney wider than about thirty inches.
- ☐ **Are pipe boots and penetrations being replaced, not just re-caulked?**
The rubber boot usually cracks from sun and age in eight to twelve years, long before the metal base fails.

ENVELOPE PROJECT IN THE BIDS?

A first call takes about fifteen minutes and costs nothing, 612-440-8660. Start at trupointhoa.com/knowledge-center/