Roof condensation: assess the build-up

A reflective roof or a metal fixing does not by itself diagnose the problem.

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1 Find the moisture source

Check indoor humidity, air leakage, rain ingress and construction moisture before selecting a remedy.

2 Assess the whole roof

Review covering, insulation, deck, underlay, air/vapour control and any designed ventilation.

3 Check cold bridges

Fixings and junctions can create colder areas. Consider their effect within the thermal and condensation design.

4 Detail control layers

Make air-control layers continuous and place vapour-control measures according to the assessed construction.

5 Treat spray foam carefully

It is not a universal condensation cure. Existing roof condition and moisture risk require assessment before installation.

6 Verify the design

Use appropriate condensation or hygrothermal assessment, product evidence and inspection before concealing work.

Repair leaks and establish the moisture strategy before adding insulation.

REFERENCE GUIDANCE

BSR: spray foam moisture research
GOV.UK: resistance to moisture research

Use current product instructions and the approved project design. For regulations, confirm the UK nation, applicable edition and transitional arrangements.

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