



Need Repairs or a New Roof?

New Year, New Roof? With the turn of a new year, it's always best to create a new or review your existing facility management plan to ensure your facility isn't vulnerable to costly repairs and all components are operating with peak performance. When assessing the performance of a commercial roof on an older facility, the two common questions are -- when does a commercial roof need repair and when does a commercial roof need to be replaced?

When Does My Roof Just Need Repairs?

Most commercial roofs less than 10 years old should only need repairs especially if damage or wear and tear is isolated to a specific area and are minor issues that can be repaired quickly and efficiently. Common deficiencies in commercial roofs that can easily be repaired include:

- Minor tears/punctures
- Nails that have popped out of place
- Worn out flashings

- Deteriorated sealants and caulking
- Rusted fasteners
- Minor damage to coping caps
- Clogged gutters and drain

All of the above common repairs can quickly be addressed and prevented with a preventative roof maintenance program where each quarter, six months or year a dedicated roofing service team will inspect your roof to make minor repairs and clean debris from the roof's surface and gutters and downspouts. Commercial roofs are complicated systems that require regular inspections and repairs. So rather than servicing the roof only when it leaks, the execution of a well-run and consistent preventative roof maintenance program not only protects building owners from interior damages caused by water intrusion but helps prevent costly repairs down the road and extends the life of the existing roof system.

When Does My Roof Need To Be Replaced?

It's likely time to replace your roof when repairs are

becoming more frequent, extensive and are no longer isolated to a specific area. Depending on the extent of the damage, building owners have two options to consider.

The first is a fluid applied roofing system that can be installed on top of most existing roof systems for half or one-third the cost of a complete roof replacement and can extend the life of the existing roof by decades. They are stable, flexible and resilient and keep roofs safe from dramatic temperature extremes, daily UV exposure and ponding water. They come with 10, 15 or 20-year warranties, provide potential tax benefits and significant savings on ongoing energy costs, and may be eligible for rebates from the company's energy company. Finally, when a business owner selects a fluid applied roofing system vs. tearing off the old roof and replacing it, the owner is being environmentally aware by helping reduce materials going to landfills. Once all wet roofing materials have been replaced and the entire roof has been cleaned, the fluid applied roofing system is applied in an easy, one-coat application.

The photo below is what a completed fluid applied roofing system looks like after its been applied to the existing roof structure.



The second option for building owners is a full roof replacement where the existing roof system is removed and properly disposed of, wet insulation and damaged roof decking/sheathing is removed and replaced and a new roofing system is installed. A new roof system provides the following benefits:

- Energy Savings – most roofing systems today help deflect heat away from the building which saves on ongoing energy costs and depending on the type of roof selected and if new insulation is installed, a building owner could earn a hefty rebate from their energy company after the installation
- Weatherproofing – new roofs are better at resisting strong storms, including hail and strong winds
- Leak Protection – with a new commercial roof and an ongoing roof maintenance plan, your business will have the best leak protection



Author – Craig Hartmann, Account Mgr.

Craig Hartmann is an Account Manager who identifies and initiates commercial roof repairs and reroofs with business owners and facility directors in the Wilmington area. Craig has been with Highland Roofing company for the past seven years and specializes in roof inspections, long-term repairs, preventative maintenance and roof replacements

For more information please call **(844) 794.8313** or visit us online at **www.HighlandRoofingCompany.com**