

## New Year, No Roof Leaks!

With the turn of a new year, it's always best to review your existing facility management plan to ensure your facility isn't vulnerable to costly repairs and all components are operating with peak performance.

### Roof leaks can be caused by:

- Minor tears and punctures in the roofing surface
- Worn roofing materials, flashings and fasteners
- Insulation flaws
- Clogged gutters and poor drainage
- Nails that have popped out of place
- Deteriorated sealants and caulking
- Damage to coping caps

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. So rather than servicing the roof only when it leaks, being

proactive with the execution of a well-run and consistent preventative roof maintenance program system 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.

Most properly installed flat roofs should last between 20-25 years, so if you are getting to that timeframe and are noticing that repairs are becoming more frequent, extensive and are no longer isolated to a specific area, it's likely time to replace your roof. Here's some other common signs to watch out for:

- **Blistering, Bubbles and Cracking** –

Blisters, bubbles and cracks on the surface of the roof membrane are sure signs that it's time to replace the membrane.



- **Ponding Water** - "Flat" roofs usually have at least a 15-degree slope to allow for water runoff, but as the roof ages, the roof could start to warp causing the designed runoff to become less effective and water to pool and puddle leading to increased water damage and leaks.



- **Persistent Roof Leaks** - As roofing materials age and break down from exposure to sunlight and weather, cracks will form causing roof leaks to become more persistent as water makes its way through the cracks. Discoloration, mold and mildew on the interior ceilings are all signs of ongoing roof leaks.
- **Increasing Energy Bills** - If your energy bill is rising and you are having trouble pinpointing the source, it could be your roof! High-quality TPO, PVC and EPDM flat roofing membranes are designed to conserve energy. As the roof ages, it will eventually fail to properly insulate the structure its connected to.

A new roof system provides the following benefits:

- **Leak Protection** - with a new commercial roof and an ongoing roof maintenance plan, your business will have the best leak protection 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.
- **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.

## About Highland Roofing Company

Highland Roofing Company is a woman-owned, HUB-certified commercial roofing contractor with offices in Wilmington, Raleigh, and Charlotte, NC. Highland Roofing Company's mission is to build relationships and make life easier for its clients by providing exceptional service and quality at a fair price. The company is one of just 54 North Carolina companies to be named one of the Best Employers by North Carolina Business Magazine.

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Bio: David Grandey is Sales and Marketing Manager for Highland Roofing Company where he is a member of the senior management team and maximizes the company's sales efforts by leading Highland's account management team. He also oversees all marketing and community relations efforts.

David is very active in the growth of the eastern North Carolina commercial real estate community through a variety of leadership roles with two chapters of Commercial Real Estate Women (CREW) and IFMA and memberships in NAIOP, ULI, BOMA, CMAA, NCHEA, NCEDA and IIBEC.

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