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Elements Of A Good Roof Maintenance Program

The ultimate goal of an effective roof maintenance program is to extend the roof's useful life. The elements of a successful program include periodic inspections, routine maintenance and repairs, and correct applications of quality roofing products.

Regardless of the age of the roof, periodic inspections are vital to insure that a roof reaches its useful life. As your roof approaches the end of its life cycle, maintenance decisions become critical. An experienced roofing contractor can check the roof membrane, flashings, and drains for common problems. When defects are spotted the contractor can make the appropriate repairs or provide accurate budget figures for more extensive work.

Membrane defects vary by roof type. For the typical asphalt built up roof system, common problems are exposed felts, wind scour of the gravel surfacing, blisters, exposed embedded metal, sumped pitch pans, and splits. Common defects seen on modified bitumen systems include open seams, blisters, fishmouths, exposed reinforcing scrim, and lose of granules.

Membrane flashings are often found to be a common problem

source. In general, the assessment of the flashings are similar to the assessment of the field membrane insofar as the type and extent of the defects. Two important items to look for are the attachment of the flashings and the related metal counterflashings.

The slope and drainage of a roof system are important observations on any good roof maintenance program. Clogged drains are a common problem and are easily fixed. If a roof has inadequate slope, tapered insulation may be added to provide the proper pitch to allow the water to get to an internal drain, or spill off a perimeter edge.

Other factors to note in a roof maintenance program are the cost of repairs compared to the cost of replacing the roof system, the leak history of the building, the durability of the existing membrane, the integrity of the attachment of the membrane, and the possibility of foreign contaminants such as cooking grease from exhaust fans and compressor oil from air conditioning units.

A comprehensive roof maintenance program is essential to maintain roof warranties and to insure that your roof exceeds its useful life.