



Roof Maintenance Resolutions For The New Year

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We've all heard people say that you have to spend money to make money, however, in today's uncertain economic times, companies across the country aren't just looking to make money - they're tightening their belts, battening down the hatches, and looking for ways to save money. But, even during hard times, it's important to remember that the old "spending" adage can still hold true for savings; sometimes you have to spend money to save money, especially with regard to a building's roof.

Although they are perhaps the least visible portion of buildings, roofs can account for up to 50 percent of a building's total surface area, and they can represent up to 25 percent of total building value. By proactively investing resources in building and maintaining a solid roof, building owners may extend the lives of their 15-year roofs to 25-year roofs by heading off leaks and other adverse conditions, which translates into significant long-term cost savings.

All roofs have a limited lifespan and will eventually require replacement, retrofit, repair, or restoration. Developing a preventive maintenance plan can further extend the life of a roof and save money by correcting problems before they become major leaks that could cause structural damage. Over time, a roof asset management program can optimize roof performance, save money, and allow for roof replacement or repairs on a planned basis - not in reaction to a crisis.

A good roof-management program

should include annual inspections to look for damages, including:

- Membrane deterioration
- Water blisters
- Ponding water
- Sealant deterioration
- Rusting metal
- Membrane splits
- Debris buildup

If the roof shows signs of deterioration, the inspector may recommend moisture testing, such as:

1. Moisture probes, which are used to check distressed areas for the presence of moisture by probing through the roof surface and taking readings from the moisture meter.
2. Infrared scans, which are infrared snapshots of a roof area taken to detect the possible presence of moisture by recording temperature differentials.
3. Roof cores, where an investigative hole is cut through the roof and insulation to document conditions in suspect areas.

Ultimately, the goal of a comprehensive roof management program is to protect the interest of building owners, extend the life of the roof, and prevent costly leaks and damage. In today's business climate, many building owners and businesses are understandably looking for ways to cut costs. Involving a qualified roofing contractor to administer an on-going maintenance program will end up saving you more than you spend.

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