

# ROOF MAINTENANCE

## “BUDGETING SUCCESS”

It never fails that whenever water enters a building, the roofer gets called. The problem may be from a variety of different sources such as windows, siding, wall joints, or HVAC unit, but the roofer always gets called. The downfalls of neglecting roof maintenance seem obvious in the long run, but even in the short run will result in **irate tenants and constant budget overruns** due to budget breaking emergency repairs. The benefit of roof maintenance is that you can delay the capital expense of major roof repairs until much later and that you will know exactly how much you need in your roofing budget for that year.

Let's face it. The tenant wants no leaks and cares about little else. The building owner or manager wants to spend the least amount to maintain the roof while guaranteeing water tightness. The maintenance engineer is tired of emergency roof leaks. The roofing contractor would much rather perform continued maintenance and avoid emergency leaks, or better yet be awarded a lucrative re-roofing contract.

Nine times out of ten the source of a roof leak is not the field of the roof, it is a pipe penetration or roof curb or other vertical surface (especially the transition from a horizontal roof to a vertical surface.) If you want to discover the leak yourself, examine the membrane flashing and related sheet metal in the area of the leak, and you'll see that there is usually a very obvious leak point.

### **Regular roof maintenance is the key to roof longevity.**

Typically a roof maintenance program will include two yearly inspections, free leak service, repair of any potential leak sources (such as membrane flashing, pipe penetrations, blisters, cracks in membrane, etc.), clearing drain bowls of debris, tightening drain bolts, cleaning the roof of debris, and many other items. A roof maintenance program should also include a written evaluation of the current condition of the roof, which will show any maintenance work which has been done as well as a projection of any major work required.

In terms of cash outlay, the cost of a maintenance program is negligible when compared to the cost of major roof repairs or re-roofing. The cost of a roof maintenance program (which is implemented while the roof is still in good condition) should cost about \$0.05 per square foot per year for most buildings. It is also important to remember that all manufacturers require regular verifiable maintenance for their roof warranties to remain in force.

**The solution? Make a roof maintenance program part of your 2008 budget.**