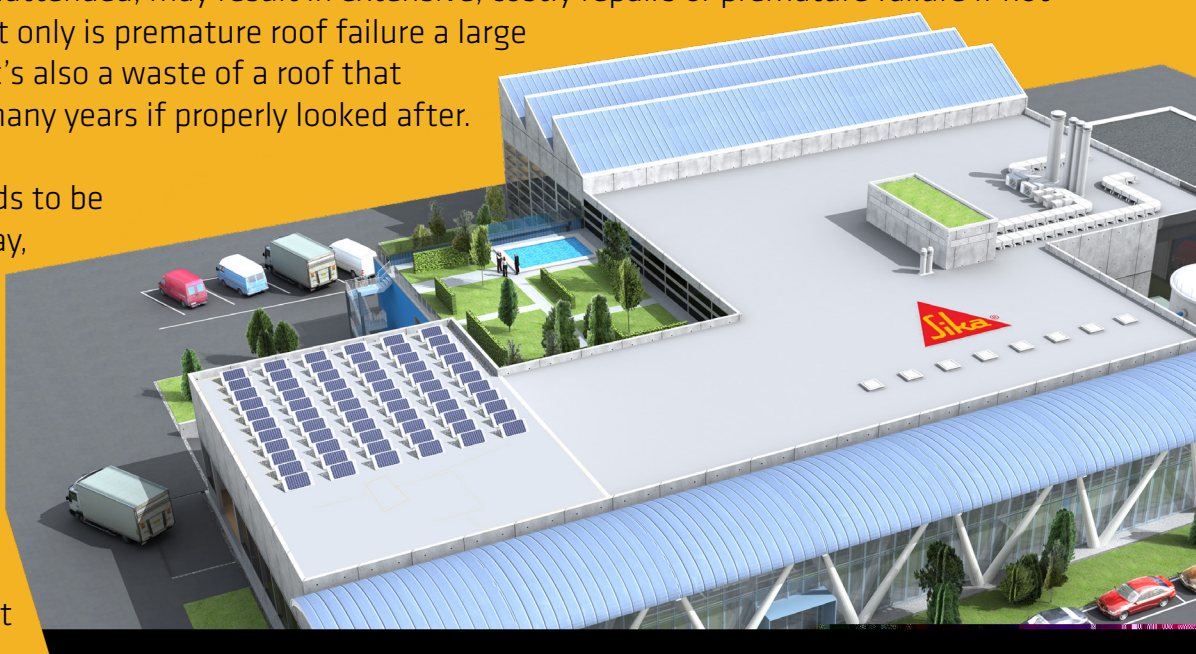


10 TIPS

TO MAXIMIZE THE SERVICE LIFE OF YOUR ROOF

After a new roof system is installed, it is important to develop a simple maintenance plan and make sure to stick with it. The roof is often the most neglected of all building components while other areas receive routine maintenance. What many building owners don't realize is that small problems, when left unattended, may result in extensive, costly repairs or premature failure if not addressed early on. Not only is premature roof failure a large unexpected cost, but it's also a waste of a roof that could have lasted for many years if properly looked after.

Every roof system needs to be maintained in some way, and the trick is to discover the little problems before they become big ones. Check out these ten simple tips to ensure your roof gets the attention it deserves, and you get the longest service life out of your new Sika Sarnafil roof.



TOP 10 ROOF MAINTENANCE TIPS:

1

KNOW YOUR ROOF

It's important to organize all your roof documents to allow for easy access and updating of information in regard to its condition. Collect general information such as the roof plan (with dimensions if possible) showing location of rooftop equipment, penetrations, roof access, and drains/gutters. Additional file information should include warranty documents, detail drawings, project specifications and approved submittals, prior inspection reports and documents related to any changes made to the roof system, substrate, and roof top equipment since the new roof was installed.

2

CONDUCT REGULAR, BI-ANNUAL INSPECTIONS

Schedule at least two inspections a year – one in the spring and one in the fall. In the spring, check for damage that may have occurred over the winter. Be sure the roof system is in good condition for the upcoming summer heat and storms. As winter approaches, make sure the roof is ready to weather high winds, snow, and cold temperatures. Annual roof surveys should evaluate the following checklist elements – maintenance items, condition of structure, condition of roofing membrane, and condition of flashings. Clear all drains and gutters for proper drainage and ponding water reduction. Though not necessary for system performance, cleaning your roof system for appearance sake is also an option.

3

CHECK YOUR ROOF FOR DAMAGE AFTER SEVERE WEATHER EVENTS

Consider the unique climate of your building's location and how that might affect your roof. Take the time to prepare your roof for these specific needs and check your roof following severe weather events such as high winds and snow storms. Your maintenance plans should be adjusted according to your location for an extended roof life.

4

CONDUCT INSPECTIONS AFTER MECHANICAL REPAIRS

When other trades such as HVAC contractors are going in to complete work on equipment on your roof, provide them with guidance on roof protection best practices. Once the service is completed, be sure to thoroughly inspect your roof for damage. In addition to the roof itself, examine rooftop equipment such as HVAC units or solar panels for possible damage.

5

LIMIT THE EFFECTS OF ROOF TRAFFIC

If your roof is subject to significant foot traffic, consider installing roof walkways to protect the affected areas. To further protect your roof from the effects of roof traffic, be aware of who is on your roof at all times and make sure only those trained in proper roof protection are permitted. Additional protection should be placed around any rooftop equipment that may need servicing.

6

DO NOT ALLOW REPAIR NEEDS TO LINGER

Not addressing a repair item immediately may result in bigger issues or greater costs in the future. Take the time to evaluate and address a problem when it first arises. Oftentimes, more serious issues can be avoided with early detection and remediation. Contact your manufacturer who can give you guidance on how serious an issue may be and how you should proceed.

7

KNOW YOUR WARRANTY

Take the time to read your roofing warranty and understand what is covered and what is not. Be sure to prevent doing anything to the system that might void your warranty coverage. Not all warranties are created equal so understanding when and where you are covered is an important step in maintaining your roof over its lifespan.

8

CALL YOUR MANUFACTURER FOR HELP

Unless you are trained, do not take on repairs yourself, but rather contact your manufacturer with any questions or problems that may arise. They are the experts on the roof material that was installed and will guide you on how to best handle the situation. **Note:** Any work done to the roof without notifying the warranty provided may void the warranty.

9

EDUCATE BUILDING TENANTS

In the case of buildings being leased, promote best roofing maintenance practices amongst property managers and their staff. Encourage tenants to bring damage or leaks to your attention immediately so they may be addressed. Provide them with these maintenance tips as a high-level guide on best practices.

10

KNOW WHEN TO REPAIR VS. REPLACE

Take advantage of Sika Sarnafil's free roof evaluations to advise you on the proper course of action for your building when choosing to opt for roof repairs or roof replacement. Sika's Technical Sales Representatives have years of experience dealing with roofing installations and can help you assess what is the best path forward with your roof.