

# HOW TO GET THE MOST OUT OF YOUR ROOF

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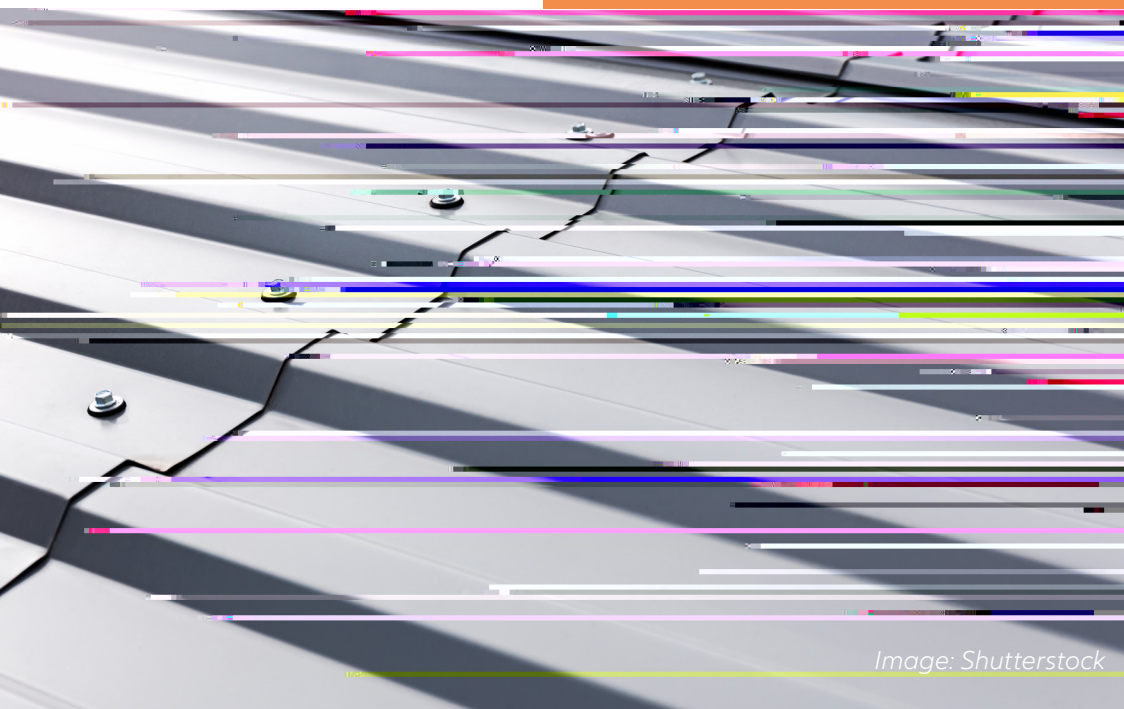


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Your roof may be the most ignored part of your facility, even though it is one of the most costly to repair if not maintained regularly. No matter what type of roof: hot or cold built-up aggregate, EPDM, CSPE, PMR, composition shingles, they all can suffer from the same ailment: neglect.

Common problems are fishmouths, birdbaths, ponds, orange peels, or alligating. Your flow-coat could be taking a holiday, or you may have blueberries up there. These are the technical terms that represent fixable problems a licensed roofing contractor will look for when inspecting a roof.

## ECONOMIES OF ROOF MAINTENANCE

In times of a slow economy, many building managers will limit upkeep and maintenance, but a roof is nothing to ignore. Although roof repairs are considered one of the most expensive in building maintenance, external appearance of a property is the key to high occupancy rates. Evidence of a leaky roof can cause a tenant's customers to trade elsewhere, and since success of your property depends upon high occupancy rates, it pays to keep your roof in good shape.

Many building owners subcontract labor-intensive jobs, like landscaping, parking lot maintenance, HVAC, and floor maintenance. But what about the roof? It is just as important to arrange for routine inspection and preventative maintenance of your roof. On average, a roof will usually last 20 years. However, with regular inspection and effective maintenance, the life span of a roof can be extended, generating a greater return on the investment.

## ROOF INSPECTIONS

Roofs should undergo a complete inspection at least twice a year, preferably in the spring and fall when weather changes can cause the most problems. Roofs should also be inspected after a severe storm. Water collecting on a poorly maintained roof can easily add tons of dead weight that could result in a collapse of the structure. For example, just four inches of water over a ten square-foot area weighs over a ton.

- Pitch Pockets - Air pockets that crack and pull away from surfaces.
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