



PREVENTIVE ROOF MAINTENANCE



DID YOU KNOW? THE # 1 REASON WHY ROOF LEAKS OCCUR IS DUE TO A LACK OF MAINTENANCE AND REPAIRS.

A well-maintained commercial roof is the best way to protect the entire building envelope from storm and water damage.

A roof is one of the largest financial investments a building owner can make and something that is easy to protect. Roofs in California receive extreme conditions like hail, rain, lightning strikes, fierce heat, seismic shifts, foot traffic, and plane crashes (no kidding). However, the biggest reason roofs fail in California is due to a lack of preventive maintenance.

This lack of inspection can lead to the need for a major repair or total re-roof. According to GAF "the annual cost to owners not having a preventive roof maintenance program can be up to \$54,700 per year."

SCHEDULE MAINTENANCE TODAY

Contact us today for a free roof evaluation and to schedule your preventive roof maintenance and repairs.

209.596.4889 | www.petersonroofingca.com

5 Maintenance Benefits

1. 80% of commercial roof systems are replaced early due to a lack of maintenance
2. Roof maintenance programs are tax deductible
3. A roof maintenance program can save up to 50% over the life of a 30-year roof
4. Manufacturers NDL warranties require documented annual maintenance to remain in effect, and don't cover problems related to a lack of maintenance.
5. Industry studies show that a proactive maintenance program can lower the average life-cycle cost of a roof to \$0.14 per square foot. A "reactive" maintenance program –where the contractor is called in only after problems are discovered – can cost up to \$0.25 per square foot.



HOW TO MANAGE YOUR **ROOF**

- Use life-cycle costing to assure a maximum roof service life
- Adopt a pro-active roof maintenance protocol
- Perform semi-annual inspections and repairs
- Budget a minimum of \$.05 per square foot per year for preventative maintenance
- Budget \$0.25 per square foot for a more extensive remedial restoration
- Track all collateral building damage and incidental costs associated with leaking roofs
- Utilize roof asset management technology for budgeting and easy access to roof warranty documentation

A FEW AREAS TO INSPECT **COMMON ROOF LEAKS**

1

Pitch Pan/Penetrations

Common in roofing systems with unusual or irregularly shaped penetrations AKS pourable sealer pocket leaks



2

Metal Flashing

Often caused by building movement, materials failing, trapped moisture or improper installation.



3

HVAC

Can be a combination of HVAC curb flashing pitch pan deficient cabinetry and condensation issues.



4

Gutters / Drains

Improper seals, clogs corrosion issues and downspout sizing problems and commons.



5

Membrane

A tear in the membrane can cause water to enter the building and trap moisture in the roof system creating plant growth.



WHAT CAN CAUSE IMMEDIATE ROOF PROBLEMS?



EXTREME WEATHER

Lightning, high-winds, hail, drenching rains that overflow the flashing heights



EQUIPMENT ADDITIONS

Improperly added equipment or other items improperly secured on the rooftop. (items added by tenants are a very common source of roofing problems like satellite dishes)



TRADE DAMAGE

Punctures, holes, and cigarette burns caused by trades other than your roofing contractor.



UNINTENDED ABUSE

Vandalism, beer bottles, lawn chairs, rooftop kiddy pools (no kidding) or accidental damage... Even a small hole can allow a large amount of water into the roofing system.