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Save time and money with preventative roof maintenance

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One of the most often overlooked features of any property is the roofing system and too often no attention is paid to it until there's a problem. Preventative maintenance is the most cost effective option for home and property owners who are facing a diminished maintenance budget. While this is true of any aspect of a building, it's especially important for roofs since its upkeep is often taken for granted due to it being both hard to see as well as hard to access. The symptoms of a damaged roof are all too easy to spot, however: leaks, interior ceiling discoloration, and roof deck deterioration. All of these are problems which will become increasingly more expensive to fix over time.

Not all roof based dangers are as easy to spot as a leak. One such danger is rampant mold growth. Black mold, *Aspergillus* and *Penicillium* are some of the most common and dangerous types of molds. And each can pose serious health threats after long term exposure. Here are just a few ailments associated with extended mold exposure: severe allergies, rashes, fatigue and in some cases even cancer. The best way to prevent mold growth is to control and limit moisture. This is why regular roof checkups are necessary because they're able to find problem areas early. It is all too likely that your roof is leaking inside of a wall or other areas with obscured visibility. To this end, the use of infrared surveys is particularly useful in problem identification, especially for larger roof areas. Ideally, roof inspections should be carried out twice a year. Once during autumn - after the foliage has come down in order to ensure that drainage systems are working properly. And then again in the spring, so that the roof's condition can be assessed after winter. These spring inspections are especially important in New England due to the harsh winters. A build-up of a significant amount of snow can pose several hazards to roofs. Heavy snowfalls are often responsible for sudden and deadly roof collapses. Short of a collapse, snow can significantly weaken your roof - making it more susceptible to other dangers.

A thorough inspection of your buildings' roof should provide you with a wide source of information - as well as proof to back up any assessments made. Here are some common elements usually found in roof assessments: a detailed description of each roofing system, photographs of any problem areas, list of all recommended repairs or replacements and an estimate of each roofing system's remaining serviceable life. It is important that they carry out a thorough inspection, checking all of the roof penetrations. These are areas such as vents, skylights or chimneys, and HVAC penetrations. Common trouble spots for any roof are areas where different materials meet. This is why the seams connecting these structures to the roof should be checked regularly for any signs of separation. Make sure the report you receive from your roof consultant includes a detailed report of these specific structures.

A building's roof system is a capital asset and they can often be expensive to maintain. Typical cost for an inspection, plus minor repairs, can range anywhere from \$450 to \$1,900. The condition,

access requirements and size of the roof will factor into these prices. You should do a good deal of research before you settle on a specific roofing contractor to handle your maintenance needs. There are a lot of roofing contractors who'll offer you cut throat prices. But more times than not they'll cut corners and implement cheap and sloppy repairs. These repairs won't last and will only lead to additional repair/maintenance costs later on. That's why you have to be sure to hire someone who will get the job done right the first time. A well trained property manager or roofing technician will save you time and money. Be sure to check their references and look at examples of their work so you're sure they'll provide you with outstanding quality and services.

Your roof is important and your entire structure depends on its integrity. A well thought out and implemented maintenance program can help insure that the roof will meet and exceed the performance expectations of its design life.

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