



10 Steps to Maximize the Life of your Roof

1) Maintain Great Records

Keep a file of all records relating to this roof; include:

- Inspection reports
- Repairs and maintenance bills

2) Conduct Routine Inspections

At least twice per year - typically in the spring and fall.

3) Inspect After Severe Weather

Always have the roof inspected for damage after severe weather such as hailstorms, heavy rains, high winds, etc.

4) Repair Roof Damage Correctly

All roofing repairs must be performed by a trusted contractor including repairs for non-warranted conditions. Identify a contractor that will make repairs following current repair guidelines for the type and quality of roof installed.

5) Keep Roof Clean and Debris-Free

Always remove debris from roof such as:

- Leaves, branches, dirt, rocks, bottles etc...
- Debris and trash from other trades, etc.
- Keep gutters, downspouts, drains, scuppers, and the surrounding roof areas clean to ensure proper drainage

6) Keep Metal in Good Condition

Examine all metal flashings, counterflashings, expansion joints, and pitch pockets for:

- Rust
- Detachment or damage
- Deteriorated sealant

7) Keep Masonry in Good Condition

Examine masonry walls and copings for:

- Cracks and bad mortar joints
- Deteriorated sealant
- Loose masonry/coping stones
- Indications of water absorption
- Repair all such conditions to prevent water infiltration.

8) Maintain Rooftop Equipment

Examine rooftop equipment for any problems that may allow water infiltration. Equipment can include:

- Air conditioners, vents, and duct work
- Equipment stands or screens, skylights, satellite dishes, antennas
- Eliminate any spillage of coolant, oils, grease, etc. and repair roof membrane if affected.

9) Maintain Roof Coating

Examine protective coatings and recoat any cracked, flaked, or worn areas.

10) Minimize Rooftop Traffic

Minimize rooftop traffic by limiting access to necessary personnel only.