Is Your Commercial Roof at the End of Its Life?

by Joseph Hubbard

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As cities and towns continually age, so do their commercial roofing structures. But while most governments allocate money for structure and roofing upgrades, many businesses are slow to do so.

It is the CEO's job to squeeze every dollar out of every asset in order to maximize profits. But when that asset is your commercial building's roof, and a failure of that asset can cost way more in damages and time than the malfunction of a piece of machinery, you need to be cautious of how much squeezing you put on its performance.

Most commercial roofs last for decades. The only way youâ€™ll know the status of your commercial roof is by inspecting it at least twice a year, in the spring and fall. This is the best time to inspect because foot traffic on your roof in very cold or very hot weather can cause damage.

Start with the inside of your business. Go through every space and look for water spots on the ceilings and walls. And remember, there is no harmless watermark. You need to figure out where the dripping is coming from. If it's a roof problem, that small watermark could eventually lead to dry rot, mold or pest infestation. Better to fix this small problem now, before it becomes a budget busting problem.

Inspect the roof up close. This will provide you the opportunity to clean your roof drains of any debris (leaves, twigs) that could plug your roof drains. Standing, heavy water is a roofâ€™s worst enemy. Inspect your roof after severe weather or storms.

It is important to understand that roofs do not wear uniformly because certain areas may be affected more severely than others due to trees, hills, and other buildings. Look closely at how your roof is being impacted by the elements. Repairing the worn areas is the key to a long roof life.

Most likely you have equipment secured to your rooftop - HVAC equipment, ventilation piping, exhaust fans and vents. Check closely to make sure these items are secured well and that there are no signs of separation, which will cause leaking. Donâ€™t assume that the installers did a perfect job. Monitor these items during your inspections.

If you hire someone to install an antenna, satellite dish or other mechanical equipment, your first call should be to your commercial roofing contractor. Most likely your roof is under warranty and any major work done to your roof could jeopardize that warranty if problems occurred.

If a roofing accident happened in the middle of the night, do you have procedures in place of what to do and who to call? Does everyone in your organization know the right thing to do and have access to the numbers they should call? In a roofing accident, every minute could mean millions of dollars of equipment and supply damage. Have a plan in place and make sure everyone knows it.

Maintain diligent records of your roof inspections. These inspections and their documentation will help your commercial roof achieve a long-term service life.

If you are in the market for a commercial roofing company, here are some key points to consider:

â€¢ Proficiency at many types of commercial roofing such as Single Ply, BUR and Modified, Architectural Sheet Metal, Foam, Coatings and more.

â€¢ A variety of commercial clients such as government, educational institutions, military, industrial and commercial.

â€¢ A Performance Bond of $500,000 or higher.

â€¢ A proven track record for high quality work, management, and safety.

â€¢ Expertise at various commercial roofing jobs such as new roofs, re-roofs or roof restorations.

â€¢ An attractive warranty program that says "we stand by our work because we're great."

â€¢ Licensed and Insured.

â€¢ A multi-generation commercial roofing company which is deep with industry knowledge and roofing know-how. These companies have seen it all and know how to handle it.

â€¢ A drive to stay current on whatâ€™s new in the commercial roofing industry.

â€¢ Regional expertise. If you live in a region that experiences hurricane, tornadoes or other violent storms, make sure your commercial roofing company has experience with these type of roofing systems. A roofer that only knows fair weather regions is not wise to the roofing needs of regions that experience extreme weather.

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Joseph Hubbard - About Author:
Is your commercial roofing structure at the end of its life? Here the author Joseph Hubbard brings to your notice the roofing guidelines by a commercial roofers Virginia Beach for proper maintenance of your roof. a Commercial roofing Virgina Beach offer some inspection tips that will ensure longterm service of the roofing.

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