

A maintenance plan is key to the life of your roof.

Your commercial building roof can last 10, 15, 20 years. This will not happen without inspection and repair.

Even new cars need an oil change and regular maintenance to prolong its service life. Your new car has an owner's manual with a schedule for maintenance checks - follow that schedule, and your car is covered for specific repairs within a given period; it's the same for your roof - a maintenance schedule is key to extending its service life.

Professional roofing contractors agree - an annual or semi-annual inspection with maintenance repairs, will prolong the life of your commercial building's roof.

Regular inspections and maintenance of your new roof will, in many cases, isolate specific problems that only need a minor repair. You rely on your roof to protect your building and tenants from harsh weather elements and other unexpected hazards, so why take the chance of letting something develop into a bigger problem that necessitates the need for a total roof replacement?



Many common roof problems start out as small repairs. The failure to find and correct minor roof defects and deterioration in the early stages is the greatest cause of roof damage.

A maintenance plan is key to the life of your roof - cont.

Here are a few things that can show up during maintenance and inspection:

- Leaves and debris from surrounding trees can clog roof drains and cause damaging ponding water.
- Storms can deposit debris and tree branches which can break open the perimeter wall flashings, resulting in mold inside your building.
- Other trades make changes to the roof, for example: water ingress from a new HVAC unit installed without a professional roofer can cause damage to the roof, insulation, and interior leakage.



With well-trained roofing technicians regularly performing inspections, housekeeping and maintenance, problems are uncovered early and can be corrected to prevent costly emergency repairs.

Having an asset management plan that includes budgeted scheduled inspection and maintenance extends the service life of the roof, reduces downtime, and saves money. Keeping good roofs good is beneficial to your commercial portfolio.

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