



The Patch and Repair Conundrum

Regardless of the roof system in place owners face a dilemma as the system begins to degrade over time. Regular preventative maintenance can help delay the inevitable; use of quality materials and specifications suitable for conditions ensure longer lasting roofs. At some point in time the decision to patch, restore or replace must be faced. Wait until the roof leaks below and you face issues with mold, the need to replace the damaged and wet substrates (insulation, fiber board, vapour barrier) increasing the cost of replacement.

Most owners do patch and repair work as blisters, voids, leaks and other issues present themselves. Patching can cost 7-8 times more per square foot than replacing and 10 times more than restoration. Thus, if your roof membrane has had repeated patches (15% of the surface or more) you've probable paid for the membrane twice and still need a new roof

Avoid this issue by installing a quality restorable roof using a reliable contractor and by conducting regular maintenance/inspection. Maintenance avoids area specific failure at the edge, around penetrations, HVAC equipment, and vents where unchecked leaks can extend throughout the insulation over time. Here attention to detail and use of quality of materials designed for these areas ensures the "edges" last as long as the field.

Lastly, don't wait for the roof to fail before you act. Keep your roof in good condition, act before it fails! It can be restored rather than replaced for half the cost and trouble of replacement. In addition, you won't have to pay all the costs of patching, deal with leaks and still need a new roof. You'll avoid putting good money into a bad roof - the dreaded "PATCH AND REPAIR CONUNDRUM".

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