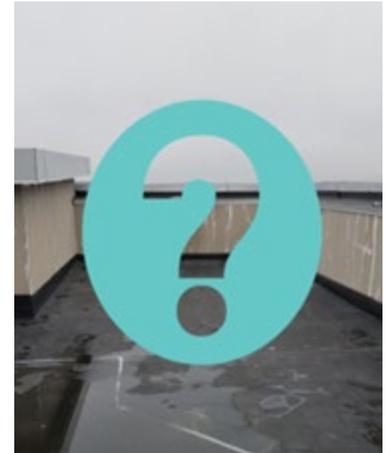


ARE YOU READY? PREVENTIVE MAINTENANCE | SEP. 2023

“The best time to repair a roof is when the sun is shining” – quote from John F. Kennedy’s State of the Union Address 1962

It has been a long, hot, dry summer, and while this might be good for vacation and outdoor swimming pools – the heat and strong UV can wreak havoc on your roof system.



Many roofing systems are designed using products that can expand and contract as the building requires. Without this engineered movement, cracks, gaps, and holes can occur. A protective layer of rock ballast or granules is often enough to protect the system from the negative effects of harmful UV rays – but what if that protective layer has been moved? Or what about the waterproofing components that can’t be covered? For example, caulking is used throughout your rooftop to prevent water ingress at small openings around the HVAC units, penetrations, roof system components, etc. Over time, these protective components need to be upgraded – but who had time to check all those little nooks and crannies at your facility? That’s where trained technicians can help.

Preventive maintenance is a whole-building approach. Every part of your building benefits from semi-annual inspections. Without regular repair or maintenance, small building problems can become large and expensive issues. A planned asset management program allows building owners and managers to budget for repairs and prioritize urgency. Money is saved when repairs can be scheduled instead of paying the cost of an emergency service call – especially when building emergencies tend to happen after hours, on weekends, or holidays. Detecting and repairing problems early saves money, reduces downtime and damage to the roof, and prevents premature deterioration.

Don’t have enough staff available to get this done regularly? The good news is help is readily available. Service companies can provide the inspections, maintenance, and repairs to offload these tasks from your facility staff. Specialized diagnostic equipment, such as infra-red scanners and drones, can be used to provide in-depth analysis of your facility to provide you with the big picture. The service company can provide you with a report that includes photos of the deficiencies along with recommendations for repairs and timelines so you can budget accordingly.

Winterizing your roof can help:

- Reduce expenses by protecting your roof before leaks or other damage occur.
- Extend the lifecycle of your buildings.
- Cut energy use and heating costs.

Waiting until leakage occurs will cost more, and once the roof is frozen and covered in snow, roof issues are nearly impossible to spot. Early action is your building’s best defence. There are still plenty of sunny fall days to complete the necessary repairs to give your roof a fighting chance this winter.

Article by [Tremco Roofing and Building Maintenance](#).

To learn more about Preventive Maintenance contact **Denise Bachleitner** dbachleitner@@tremcoinc.com at Tremco Roofing and Building Maintenance