

To Maintain, Or Not To Maintain?

New roof or old roof, you should be interested in maintaining the investment in your roofing system.

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Whether you have a new roof or are interested in preserving and maintaining an existing roof system, there are a few things you need to know to protect your investment.

Maintaining your roofing investment and ensuring proper roof performance requires the following: a well planned design with quality materials installed by a qualified professional roofing contractor. However, simply having these things can mean nothing if the roof is not maintained properly so it can perform to its maximum potential and the expectation of the building owner. That is why it is critical to protect your roofing investment with a long-term roof inspection and maintenance program.

Most roofing material manufacturers agree with the National Roofing Contractors Association that “the most effective way to keep a roof performing for a long period of time is for the building owner to have a formal, long term relationship with a professional roofing contractor.”

A roof inspection and maintenance program is recommended, *and in some cases required*, by roofing material manufacturers in order for the roofing system warranty / guarantee to remain in effect.

Today, a building owner has many different choices for their “long term” warranty / guarantee. Therefore, it is incumbent on the building owner to carefully read and understand what they are buying. Typically, the warranties / guarantees have language and provisions in them that do not necessarily provide for the assurance of satisfactory roof performance. Additionally, they may contain language and provisions that significantly limit the manufacturer’s liability, and the building owner’s remedies, in the event that damage to the roof system develops or occurs.

To ensure maximum performance from the new roofing system, the building owner is wise to contract with the installing professional roofing contractor to provide a long-term roof inspection and maintenance program. These programs typically provide:

- A proactive regular roof maintenance program to reveal sources and potential causes of leaks before they occur.
- A proactive response program in order to greatly reduce the response time to provide corrective action so the problem is resolved quickly.
- A proactive roof maintenance program to allow for a planned, organized approach to the management of the roof asset and to allow for the responsible and timely preparation of long-term capital expenditures.

But, even though many roofing contractors claim to offer these things, not all roofers are alike. Building owners should be careful when selecting a roofing contractor for their roof inspection and maintenance program. Some important things to consider when making this decision are:

- Is the roofing contractor being considered a licensed roofing contractor?
- Is the roofing contractor being considered approved by the roofing materials manufacturer that is providing the building owner with the warranty / guarantee to provide the roof inspection and maintenance on their particular roofing system?

Be sure to ask for a letter from the roofing material manufacturer providing the warranty / guaranty indicating that the roofing contractor being considered is approved by them to service and maintain their roofing systems.

A new roof system is one of the most important investments building owners can make, so why wouldn’t you maximize that investment with a well planned and proactive long term roof inspection and maintenance program by a Professional Roofing Contractor? For a list of Professional Roofing Contractors in your area contact the Chicago Roofing Contractors Association at www.crca.org