

July 2020: In this issue >>>

A discussion about Roof Maintenance Programs and Manufacturer's Roof Warranties.

Contact us:

Tom Kita, CDT, CMT, ABAA, Mediator

Building Envelope Consultant

210-710-4025

P.O. Box 790226

San Antonio, TX 78279

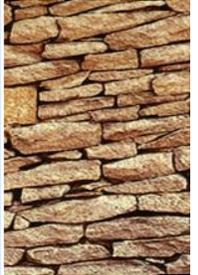
TKita@BldgEnvSolutions.com



A Newsletter about Roofs and Building Science

Presented by:

Building Envelope Solutions, LLC



current topics >>>

Is Mother Nature telling you it's time for a new Roof?

Every year building products go through expansion and contraction with the summer-winter cycle. This is normal, and many buildings are designed to accept these seasonal changes.

A Roof Assessment can determine whether the roof needs to be replaced, or if the current roof can be repaired. In effect, it allows you the ability to Manage and Budget for the capital expenditure. Become proactive, rather than reactive, with your roof.

Find out more at:

www.BldgEnvSolutions.com



Why is the Roof Maintenance Program so Valuable for Today's Building Owners?

- *Not all roofs perform the same, and not all roofs need replacement.*
- *Our roof consultants advise on the best roof for your building.*
- *We can often EXTEND the life of your current roof by recommending repairs.*

What happens when you have a roof leak? You call a roofer to come and fix it, then you pay the roofer. How do you know whether the repairs were performed correctly, or just a patch? You do not, and the same leak may show up months later.

Roof technology has changed in the past thirty years. Building Owners realize that the roof is their most expensive building component to maintain. The high price often inspires complicated questions that require expert advice. Roofer's advice is often biased—replace the roof; Manufacturer's advice is often biased because they sell to the roofer.

A Registered Roof Consultant is a suggested advisor. Owners deserve to be counseled by a professional that will look out for their best interest.

At Building Envelope Solutions, we conduct roof analyses, generate detailed reports, and advise on the best options for the Owner—including reasonable costs of these options.

Would you purchase a new automobile and decide not to maintain it, solely relying on the manufacturer's warranty? Probably not; moreover, you would likely realize that many maintenance items are excluded from the warranty. Roofs are no different.

Manufacturers are quick to extend warranties, but are hesitant when honoring them.

Owners often rely on the manufacturer's warranty as their roof plan. It may not surprise you to know that manufacturers are quick to extend warranties, but are hesitant when honoring them. Reasonable roof maintenance is required by most warranties; otherwise, items may not be covered under the warranty. Warranties may involve pro-rating the existing roof, which leaves the Owner with a bill for roof repairs.

With all warranties there are exclusions and costs. Keep your roof in good repair by having a Roof Maintenance Program.

Building Envelope Solutions will analyze your roofs and advise on areas to repair which will extend the life of your roof.

Written by: Thomas J. Kita, Jr.