

## Common Issues that Shorten Your Roof's Lifespan

I want to highlight a few issues that are common to roofs that can shorten its lifespan. By paying attention to these items, you can get the longest life from your roof and potentially save tens of thousands of dollars.

### Trash and Debris

Debris comes in many forms and can cause a lot of problems on your roof. It may clog drains, gutters, downspouts and scuppers leading to improper drainage. Debris can cause punctures and create leaks when stepped on. Trash can blow around on your roof and puncture the system or harm mechanical equipment. **Check** your roof frequently for debris and trash, clean up metal shards, screws, nails, glass, leaves and other trash lying on your roof. It should be free from any debris and trash not necessary to the proper functioning of your building.

### Weather Damage

Your roof takes a beating from weather. Strong UV rays mixed with torrential downpours, wide temperature variations and even sometimes hail may weaken your roof, making it vulnerable to cracking and punctures. **Although** you can't control the climate, you can look for signs to see if your roof is showing any weather damage and make repairs immediately. Moisture can penetrate the insulation and deck causing more rapid deterioration.

### Punctures

This is when something has made a hole or a tear in your roof that allows for water to leak into your building. Some of the causes of punctures are debris, heavy foot traffic or dropping equipment on your roof. **Ensure** your roof is free from debris and monitor all foot traffic. Check your roof after anyone has access to ensure they didn't cause any damage or leave debris behind.

### Ponding

Ponding occurs when water does not drain off the roof and forms a pool or a pond. If water sits long enough on your roof, vegetation may grow and the roots can damage your system. Also standing water can be very heavy. It may lead to a roof collapse or cause structural damage to the deck and other parts of the building. **Ensure** your roof's drainage system is free from debris and clogs. Make sure your mechanical equipment is working properly and keep an eye on older roofs that are close to the end of their life. They will sometimes form indentations and pond as they age.

### Other Trades and Contractors

When plumbing, electrical, mechanical and other equipment is improperly installed they can wreak havoc on your roof. Penetrations may be improperly flashed, units may sit directly on your roof without the correct padding underneath, and some contractors may even run wires and conduit through your gutters. Mechanical units that do not function correctly can leak and cause damage and ponding. It's important to hire quality contractors who install all equipment per code. It's a good idea to keep a log of who has accessed your roof, inspect their work and what they may have left behind. If you don't want to get on the roof, at the very least ask your contractors to provide photos of their work.

These are a few things you need to be aware of and address immediately to get the longest life from your roof. You should inspect your roof frequently to look for these issues. Cram Roofing's service team is on call 24/7/365 and we are happy to help. We can put together a customized maintenance agreement to inspect your roof as often as you'd like. Please feel free to call me at (210) 694-7815 extension 108 if you need our assistance.