



## Building Owner's Guide to Re-Roofing



**BUILDING VALUE**



## Why Be Proactive When it Comes to Re-Roofing?

Your roof's condition often does not come into consideration until an obvious issue appears (e.g. leaking). While it may be possible to extend the life of your roof beyond its warranty period, even the most robust roof systems need replaced at some point.

What's important to consider are the benefits gained by being proactive with your roof repairs or replacement, as opposed to letting mother nature decide when it's time to think about your roof. By choosing to re-roof sooner rather than later, you can avoid excessive and costly damage that can occur when a leak occurs, the likelihood that existing insulation can be reused is increased resulting in a much more economical re-roofing project, and you have the ability to plan around other potential building repairs, budget, and get multiple bids. In nearly every case, re-roofing sooner rather than later provides many benefits.

## 11 THINGS TO CONSIDER WHEN IT'S TIME TO RE-ROOF

**Prior to starting the re-roofing process, knowing the answers to the questions listed below will help you find a solution to meet your needs.**

- 1** How long do you plan to stay in the facility?
- 2** Would you like to increase your R-value to improve energy efficiency?
- 3** Do you spend more money on heating or cooling your building?
- 4** Are you interested in reducing noise from outside your building?
- 5** Do you experience high winds or frequent hailstorms at this facility?
- 6** Are there areas on the roof that pond water for prolonged periods of time?
- 7** Do you have issues with snow accumulation on the roof?
- 8** How much traffic do you have on the roof to service HVAC units or conduct other maintenance?
- 9** Are you considering adding solar panels or other amenity space to the roof at some point in the future?
- 10** How much disruption from noise or odors during the re-roofing process can be tolerated?
- 11** What kind of chemicals, fats, oils, or greases if any, are being exhausted onto the roof?



# HOW TO KNOW YOU MAY NEED A NEW ROOF

**Leaking** – This is an obvious red flag to look for, and is ultimately what you want to avoid.

**Granule Loss** – On asphaltic roofs, granules provide UV and weather resistance. Excessive wearing or loss of these granules down to the asphalt and reinforcing mat leaves the roof system susceptible to damage and water infiltration.

**Excessive Ponding Water** – Poor rooftop drainage can lead to structural issues caused by the excess weight on the roof. The extent of damage increases dramatically if damage occurs to the membrane in this area.

**Worn or Wet Insulation** – If insulation under the membrane feels soft, spongy, or deteriorated, not only is the insulation value of your roof system compromised, but there may be a leak causing wet insulation. Tenting fasteners (which appear as though they are backing out) are often seen in areas where the insulation is degraded.

**Loose or Missing Components** – Missing sealants, fasteners, or wall terminations can be a cause for concern and are often easily repaired before excessive damage occurs. Also look for areas where membrane should not be loose, such as at seams or flashings that were once adhered. Other areas of concern may include membrane pulling away from insulation where foot traffic is common or at the bases of walls.

**Rooftop Debris** – Keep an eye out for loose items or debris on the rooftop that could have been blown around and punctured the roof system. Items like HVAC access panels can become dislodged and cause damage as they roll across the roof.

**Edge Metal** – Look for loose, bent, or rusted edge metal components. Over 60% of roof failures occur due to inadequate edge metal because this is often the first line of defense against wind damage.

## Steps to Getting the Re-Roofing Process Started

### **STEP 1** **Contact a local Versico Independent Sales Representative responsible for your territory.**

A Versico Independent Sales Representative can help walk you through the re-roofing process and recommend a system for your project.

### **STEP 2** **Ask your Versico Independent Sales Representative to conduct a roof evaluation.**

Using Versico's True Roof Rater software, your Versico Independent Sales Representative can generate a Roof Evaluation Report that documents the status of the existing roof and identifies potential issues, providing a baseline for determining next steps.

### **STEP 3** **Review considerations and Roof Evaluation Report with Versico Independent Sales Representative.**

Discuss the "11 Things to Consider" and the Roof Evaluation report with your Versico Independent Sales Representative to develop a preliminary scope of work and discuss different types of roof systems.

### **STEP 4** **Obtain a list of qualified contractors.**

Your Versico Independent Sales Representative can also help recommend and contact appropriate Authorized Contractors based on the size of the project, timeline, type of system to be installed, and other building-specific considerations. Versico can also refer a roofing design consultant to assist with your building design.



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