



ROOF MAINTENANCE DO'S & DONT'S

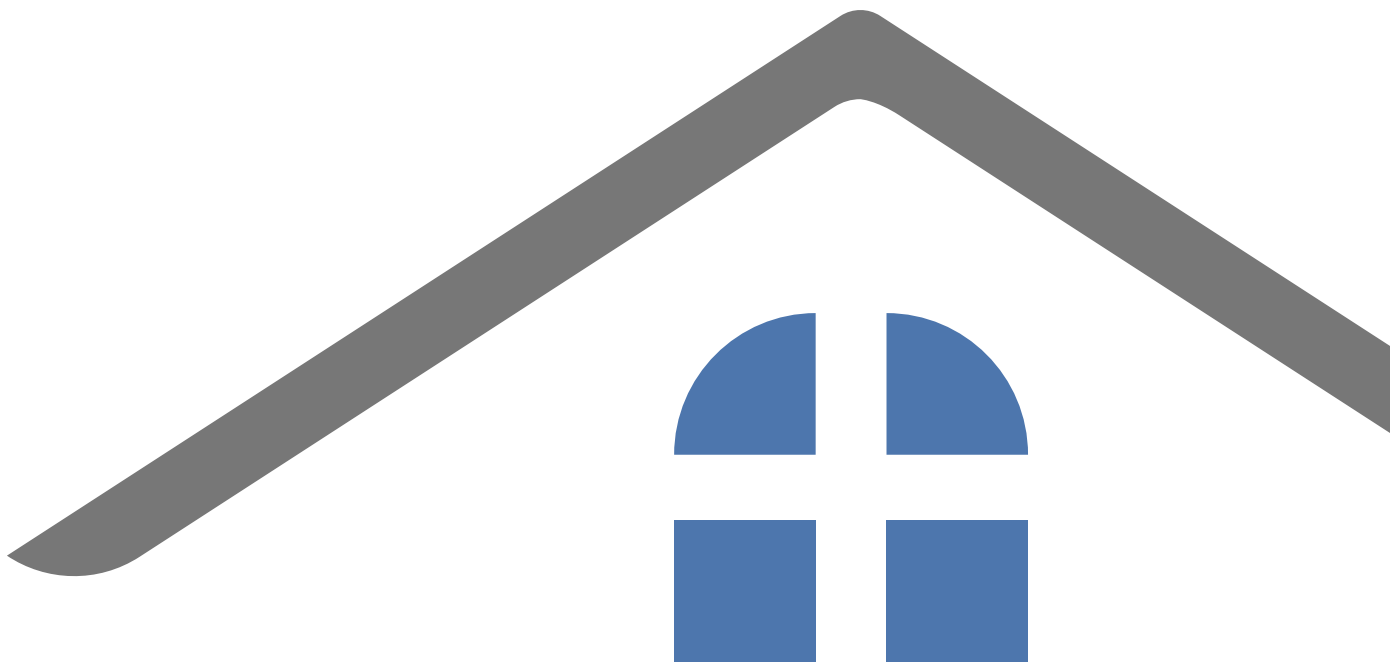




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Our Vision & Mission



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To provide our customers with superior products, quality customer care and expert technical assistance for all their construction building needs, facilitated at conveniently located stores throughout Trinidad and Tobago and the region.

To encourage innovation and employee development in a safe work environment, managing customer and supplier relationships with honesty, efficiency and reliability

Overview



The most important reason for establishing a program of regular roof maintenance is to protect your investment. A properly executed maintenance program will add years to the life of the roof by detecting minor problems before they become major, as well as providing better protection for the building.

Small problems or defects, if not detected and repaired, inevitably become major problems affecting the performance of the whole roof system.


Preventive Maintenance

The purpose is to maximize the life expectancy of the roofing system, thus providing maximum protection to building and contents and minimizing overall costs. It involves:

- Regular visual inspections to determine the current condition of the roof materials and flashings.
- Immediate repair of any defect before it allows moisture to enter the roof system or building interior.




Do's

- Do be aware that wise maintenance will prolong the life of any roof — even the best of them.
 - Do perform inspections at least twice a year, preferably at the end of the rainy season and right after dry season, when roofs have passed through the periods of severest stress.
 - Do conduct additional inspections immediately after unusual occurrences such as extremely heavy rains, high winds, nearby fires, explosions, etc.
 - Do check the building exterior for settlement or movement. Cracks in the walls are a warning of possible cracks in the roofing and flashing. Are overhangs, mouldings, fascias and edging in good condition? Are gutters and downspouts satisfactory? (Breaks in roof edge elements can cause leaks and let wind get under the roofing material causing blow-offs. Damaged or clogged gutters, roof drains, and downspouts can cause water back up on the roof.)
 - Do be certain that equipment servicemen going on the roof are warned against penetrating or dropping tools on the roof. They should be accompanied by your trained maintenance man to ensure no damage to the roof assembly occurs.
 - Do ensure that your roof is kept clean and free from debris.
 - Do be advised that flashings, and other roof penetrations are the source of most leaks. Pay extreme and careful attention to these items.
 - Do hire a professional roofer.
 - Do purchase quality materials from certified vendors.
 - Do ensure your roof is cleaned after installation to remove screw filings and small scrap metal that can corrode.
 - Do ensure your roof and gutter system is cleaned at least once yearly by a professional roof cleaner.
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Dont's

- Do NOT allow unqualified personnel to maintain your roofs.
 - Do NOT allow traffic on your roof unless accompanied by a qualified roofman.
 - Do NOT allow equipment servicemen to penetrate your roof without being qualified. If your roof is covered by a warranty, the manufacturer should be notified prior to cutting the roof or altering it in any manner.
 - Do NOT permit products of unproven quality to be used on your roof.
 - Do NOT take bids on projects without adequate, uniform specifications.
 - Do NOT reroof over an existing roof before a careful evaluation is made, and a qualified consultant or standards authority gives prior approval.
 - Do NOT expect a warranty to keep the water out of your buildings.
 - Do NOT think that the lowest price is always the best. Be certain you will not be faced with several change order requests for extras or substandard material after purchase.
 - Do NOT deal with firms who cannot stand behind their work and will not be available when you need them. Remember that no product is better than the applicator.
 - Do NOT cut your roof sheeting with a grinder.
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