



The Ten Most Common Roof Problems - Part Two

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(Part One, last months newsletter started the discussion on the Ten Most Common Roof Problems. The continuation follows.)

6. Punctures and the Addition of Penetrations After Installation - For all types of roofs, especially single ply roofs, punctures from foot traffic can be a problem. Punctures in high traffic areas can be prevented by adding walkway paths, or an additional sacrificial layer. All roof systems performance is compromised when new equipment and penetrations are added to a roof unless proper procedures are followed. Compatible materials must be used and manufacturers details must be followed, especially if the existing roof system has a long term manufacturers warranty.

7. Safety - The installation of hot asphalt and torch applied modified bitumen systems requires strict adherence to safety procedures. Overheating asphalt could result in burns, and fires in the kettle and on the roof. With torch applied systems fire extinguishers should be present and all CERTA guidelines followed. During the installation odors from the asphalt or cold adhesive can cause discomfort or illness to the building's occupants.

8. Improper Repairs - Using incompatible materials not intended for application on specific roof types can

cause permanent damage to the roof. Plastic cement is a common repair material used on built up or modified bitumen roof systems, but can cause irreparable damages on a single ply roof system. Always use the manufacturers recommended materials and details.

9. Shrinkage or Bridging - One of the most common problems on older EPDM membrane systems is shrinkage, especially on ballasted systems. Pulling or bridging at the flashings (which is due to shrinkage of the field membrane) is a typical condition along with surface crazing and cracking of the uncured membrane commonly used at the perimeter and penetration flashings.

10. Blistering - Blistering, ridging, splitting, and surface erosion are symptomatic with built up roofs and can lead to bigger problems. Voids and holidays can be problematic on modified bitumen systems. With cold applied systems the entire system should be installed in the same application. Improper sequencing of work can lead to contamination and poor adhesion between plies .

Ensuring a quality installation, providing the roof with consistent maintenance, and the early detection of problems can help maximize your roof's life.

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