



Roofiversary Warranty Inspection

What can cause immediate problems?

- **Forgetting about maintenance:** This is perhaps the single biggest cause of roof failure.
- **Not fixing problems promptly:** These can lead to a much shorter roof life, e.g. if a small problem is not repaired, then a large amount of damage can be incurred.
- **Extreme Weather:** Lightning, high winds, or hail.
- **Roof Traffic:** Unqualified people walking on the roof.

What Can You Do To Protect Your Roofing System?

- **Conduct Routine Inspections:** Inspect at least once every other year using an inspection checklist.
- **Inspect After Severe Weather:** Always inspect the roof for damage after severe weather such as hurricanes. Just because water is not coming in doesn't mean the roof hasn't been damaged.
- **Repair Correctly:** All roofing repairs must be performed by an authorized contractor
- **Keep Roof Clean:** Leaves, algae, branches, dirt, etc. should be kept off a roof.
- **Keep Flashings and Sealants In Good Condition:** Examine all metal flashings, counterflashings, boots, vents and walls for Rust, detachment, damage, deteriorated sealant and proper water flow. Metal components on a roof are a common point of water entry.
- **Keep Masonry In Good Condition:** Examine walls, joints and copings for cracks at the mortar joints, deteriorated sealants, loose mortar and indications of water.
- **Maintain Rooftop Equipment:** Examine rooftop equipment for any problems that may allow water infiltration. This includes air conditioners, vents, ductwork, equipment stands, screens, skylights, satellite dishes, antennas, solar panels and mounting equipment.
- **Minimize Rooftop Traffic:** Minimize rooftop traffic by limiting access to necessary personnel only. Maintain a roof access log so that you can ascertain who has been on the roof in the event of damage to the roof from other trades.

What's Typically Not Covered?

- Lack of routine maintenance
- Improper repairs and/or materials by unauthorized contractors
- Structural problems, building movement
- Hail, windstorms and hurricane damage
- Contamination from harmful chemicals, such as oil and solvents
- Damage caused by other trades like cleaning companies
- improperly installed new equipment
- Excessive foot traffic on the roof
- Vandalism and impact from falling objects