



GARABAR, INC.
ROOFING AND GENERAL CONTRACTOR

Are you budgeted for a re-roof?

Roof maintenance is of utmost importance in South Florida, where your roof can take quite a beating from the elements. For 6 months of the year while we enjoy the best winters in the country, our roofs are being assaulted by constant albeit reduced heat and very low humidity. Conversely, for the other 6 months are roofs are being buffeted by rain, heat and many times significant wind and hail. The constant stress that South Florida weather puts on our roofs degrades them over time and can lead to disintegration, cutting years of life from the roof system. All too often we see 30 year roof systems in need of significant repair or a complete re-roof within 10 years.

So the most important roofing question I can ask you is: Are you budgeted for a re-roof?

Many of us think we're protected by a material warranty from manufacturer or even from the installer. We're lulled into a false sense of security that 30 years means thirty years, no exceptions. That's not necessarily the case. Manufacturers by and large have, for their protection, very strict policies on roof maintenance to stay in compliance with the warranty. In most cases one of the first exclusions you'll see is also the shortest: Lack of Roof Maintenance.

Of course we all have insurance too and while that's a comforting thought, the insurance company is well aware of the fact that the roof is a significant expense and can be damaged more easily than the rest of the structure, especially in windy South Florida. Most insurance companies will require roof maintenance to be performed and documented to make sure that the roof is in insurable condition. If the roof seems to be in a state of significant disrepair, the insurance company may not renew the policy and new coverage may be hard to come by.

Our roof is not always a top priority – out of sight out of mind – but maintaining it is just as important as maintaining our heavy equipment or landscaping. The costs of not doing so can be huge and one leak can become many overnight. As a property owner or association manager, you know how hard it is to absorb the cost of a new roof, or even worse ask your homeowners for the ever unpopular and costly assessments. It's all the worse when those costs aren't expected and the roof does not meet its life expectancy.

When you consider a roof maintenance program, you will of course need a roof survey. In many cases the cost of the survey will be refunded if you sign up for the larger program.

An experienced surveyor should perform the following:

- Review the Existing Manufacturer's Warranty/Guarantee
- Review the Condition of Existing Roof System
- Provide a Full Explanation of Deficiencies
- Provide Solutions and Recommendations
- Include Pictures of the Roof and the Existing Problems
- Include Drawing of the Entire Roof Showing All Structures and Roof Penetrations
- Present a Price for Upgrades to Bring the Roof up to Manufacturer's Warranty/Guarantee Standards
- Present a Price for an Annual Roof Service Program
- Provide you with the Service Program that will Extended the Life Expectancy of the Roof System
- Present a Budget Cost for Roof Replacement in order to have sufficient funds available when re-roofing is needed.

Most roof maintenance systems are very versatile and can work for several kinds of roofs, both residential and commercial including:

- Tile, Shingle, Metal and Flat
- Hot Tar Applied Built-Up and Modified
- TPO/EPDMs
- Coatings

Be sure to maximize your roof's remaining life through a combination of immediate repairs and an ongoing preventative maintenance program. In doing so, it will give you the opportunity to create a roof reserve and fund it adequately because eventually the re-roof work will have to be performed. Until then though, you may get 3 and many time up to 5 years of extra life, for a small fraction of the cost of a re-roof.

Ara Garibian is president and qualifier of Garabar, Inc. a South Florida Roofing and General Contractor. Garabar is a member of the National Roofing Contractors Association and is a GAF Master Elite Contractor. You can visit Garabar's website at www.garabar.com or call 561.337.6798.