



Managers Should Evaluate Roof Coatings Warranties

By Jeffery J. Opel

Reprinted: Maintenance Solutions

Many manufacturers offer 5-, 10-, and even 15-year warranties on their coatings. But the existing roof substrate typically is not a coating manufacturer's product, so it is not part of the roof warranty.

During a project's design and construction, the coating manufacturer might require test cut samples of the membrane before selecting and applying a coating. The attachment of the existing roof system also might affect the type of warranty the manufacturer chooses to provide.

Using an elastomeric roof coating in conjunction with a professional roof-management program, managers will find they can recoat a roof numerous times before having to replace the initial roof membrane. With proper maintenance and coatings, a roof can last much longer than its design life, creating significant savings for the organization.

Roof Restoration and Coating Benefits

Lower energy cost

- Increased service life
- Quick and easy application
- Aesthetics
- Minimize business disruption
- No tear-off or landfill fees
- Cost-effective over second roofing layer
- Restoration usually can be repeated
- Less work, smaller crews, lower labor costs
- Environmental friendliness
- Additional warranty protection.