

## Identifying Common Commercial Roof Problems

### Pooling Water

If a flat roof is poorly constructed or if it is in need of repair, water can pool on the roof, which can cause problems down the road. One way to make sure that your flat roof does not start pooling is to perform routine maintenance on it. At least three times a year, you should climb on your roof and sweep off any dirt or debris. You should repair any issues immediately before they cause further problems, and you should also check and clean out your drainage system to ensure that it is functioning properly. Improper pitch or blocked drains are the most common causes of pooling water.

### Blisters

Blisters form due to voids in the roof system. Voids can result from errors in bitumen mopping, entrapped debris, un-relaxed membranes, or entrapped gases resulting from moisture in the materials. During the heat of the day, air and moisture trapped in the void expand. The pressure developed in the void stretches the warm flexible membranes and displaces them to form a blister. During the night, the membranes cool, become stiff, and resist returning to their original shape. A few blisters do not generally lead to major problems, as long as the blisters remain intact and watertight. If a blister is ruptured, water can degrade the membrane strength. Therefore, it is important not to break blisters. If rupture occurs, the blister becomes too large, or the blister pulls the seam apart, a repair is recommended.

### Lack of Support for Rooftop Systems (HVAC, A/C)

Often, the rooftop is used as a platform for all types of mechanical equipment, ladder struts, antennas, flag poles, signs, bracing, etc. These items should not be placed on the rooftop except when absolutely necessary. They should never be mounted or placed directly to the top of the roof membrane. Rather, they should be mounted to a support structure or to raised curb-type supports. Flat flange or curb flashings can then be used to keep the roof watertight, and roof replacement and recovering can be done without disturbing or removing the equipment.



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Joseph David Roofing can assist you in safeguarding your capital investment. A roof is often neglected because it can't be seen; out of sight, out of mind. But if even a small leak occurs, it can severely impact the inside of a building and drain productivity and profit from any business. By beginning a roof maintenance plan, you will enjoy the satisfaction of knowing you are proactively maintaining your roof and controlling your costs. Wouldn't it be nice being able to budget each year what the maintenance will mean to the bottom line? No more inconvenience to occupants. No more surprises or emergency funds taken from one area to support a failing roof. Just you, in control of your building's most important feature.