



# Maximize the life of your roof with proactive maintenance

Don't let "out of sight, out of mind" shorten the service life of your roof. Regular inspections by a Certified Maintenance Professional® can help you address minor problems before they become expensive issues, fulfill requirements of some enhanced guarantees, and save money long-term. Best of all, you can potentially add years to the life of your valuable roofing asset.

Think of a roof maintenance program like any other preventative routine. Just as you'd rather change your oil regularly than replace a seized engine, the periodic costs of roof maintenance can help prevent larger future costs.

If you have a No Dollar Limit (NDL) guarantee on your roof system, it's very likely that regular inspections and maintenance are required for coverage. The EverGuard® Diamond Pledge™ NDL Roof Guarantee, for instance, states, "You must perform regular inspections and maintenance and keep records of this work."

**Here are five tips to help protect your building's roofing system.**

## 1. Work with a pro:

- A Certified Maintenance Professional® (CMP) brings the experience and necessary equipment to perform a comprehensive, safe inspection

- Help maintain your guarantee coverage by making sure repairs are performed by an authorized contractor who follows the manufacturer's guidelines for maintenance and repair.

- Ask about weather alert apps that enable your maintenance pro to reach out rapidly when a storm strikes your area
- To find a Certified Maintenance Professional®, visit [gaf.com/FindAContractor](https://www.gaf.com/FindAContractor) and choose "Certified Maintenance Professional" under the "more" filter

## 2. Schedule timely inspections:

- *Before and after storm season* — it's important to remove debris, check drains, and perform any other necessary maintenance before storm season makes any existing issues worse
- *After any severe weather event* — such as hail storms, heavy rain, and high winds

## 3. Your experienced contractor will look for:



We protect what matters most™



- *Storm debris* — branches, rocks, trash, and so on, can cause safety hazards and damage the roof surface
- *Metal deterioration* — including structures and equipment like flashings, air conditioners, vents, duct work, skylights, satellite dishes, and antennas for rust, damage, or deterioration
- *Worn masonry* — cracks, loose stones, or deteriorated sealant can lead to water intrusion
- *Spills and standing water* — coolant, oils, or grease can damage your roof membrane and may be a sign of equipment problems, while standing water may indicate clogged drains, scuppers, roof sagging, or lack of positive slope
- Aside from best-practice inspections as described above, excessive foot and equipment traffic can wear out or damage a roof. Make sure walkway pads are installed in areas of high traffic.
- Maintain a rooftop log documenting who has had access to, or may have done work on, your roof

A lot of factors contribute to your roof's longevity, and some big ones, like the weather, are outside of your control. One thing you can control is maintenance. Regular inspections, cleanings, and small repairs can help you get the most out of your roof investment.

**If you'd like to set up a maintenance program, please visit [us.gaf.com/RoofCare](https://us.gaf.com/RoofCare)**

#### **4. Keep detailed records handy:**

- The guarantee, inspection reports, repair/maintenance bills, and original construction specs and invoices will make it easier to work with your insurer or roofing contractor should the need arise

#### **5. Minimize rooftop traffic:**

We protect what matters most™

