

DANGER SIGNS FOR COMMERCIAL ROOFS

Your roof protects your business from the harsh Las Vegas climate, but it's easy to ignore a minor problem until it becomes a serious problem. These are the signs that indicate a building's roof needs maintenance before disaster strikes.



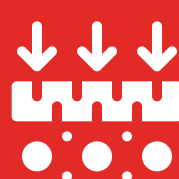
PONDING

While some ponding is normal after it rains, any standing water left on your roof 48-72 hours after the storm passes is a cause for concern. Ponding water can cause your roof to sag and cause materials, such as rubber or asphalt, to deteriorate.



DAMAGED MEMBRANE

A damaged roof membrane won't be able to keep moisture out of your building. Common signs of damage are bubbling, warping, or uplifting around the edges, which can happen after high winds.



OLD OR DAMAGED FLASHING

Flashing plays a vital role in protecting your membrane, but it can become damaged over time as it expands and contracts. Old or damaged flashing can leave your roof vulnerable to leaks and should be replaced as soon as possible.



INTERIOR STAINS AND DISCOLORATION

Notice any stains or discoloration inside your building on the roof or walls? If so, you could have a roof leak that may cause structural damage to your building if left unchecked.



LEAKS

A roof leak is perhaps the best indication that you need to schedule a roof repair. However, pinpointing where the leak actually is can be difficult, making it important to work with an expert when repairing your roof.



WEAR AND TEAR

Regular wear and tear can leave your roof vulnerable to a leak. If your roof is looking a little worse for wear and is collecting debris, then it could be time for an inspection or repair.



FAULTY HVAC UNIT

Rooftop HVAC units are ubiquitous in the Las Vegas Valley, but a problem with your AC can easily cause leaks onto your roof. If your HVAC unit is malfunctioning, your roof could be at risk, making it important to check for damage and schedule repairs right away.



MOLD, MILDEW, AND MUSTY ODORS

If you notice mold or mildew inside your building, or smell musty odors without an apparent source, your roof could be letting moisture in through a leak or poor sealing. Mold and mildew can pose health hazards to people in your building and can cause extensive damage, making it vital to fix your roof as soon as you notice them.

RESOURCES:

<https://www.faniaroofing.com/blog/2018/06/04/ponding-on-a-flat-or-low-slope-roof-what-it-means-the-dangers-and-how-to-remedy-the-problem/>
<https://www.jsuckercontracting.com/8-signs-of-flat-roof-damage-you-can-find-yourself/>
<https://modernize.com/homeowner-resources/roofing/how-to-check-and-maintain-roof-flashing>
<https://www.owenscorning.com/en-us/roofing/tools/leaks>

<https://www.hometips.com/repair-fix/roof-leaks.html>
<https://www.investopedia.com/terms/w/wear-and-tear-exclusion.asp>
<https://www.hornehvac.com/water-leaking-from-ceiling/>
<https://trubluroofingnc.com/blog/what-to-do-about-mold-growing-on-the-roof/>

Protect your building's roof with our **Commercial Roof Guard® Program**. This maintenance program provides two inspections a year, along with priority service in the event of a roofing emergency. Our roof inspection services can extend the lifespan of roofs by **50 percent** and save your business from costly catastrophic repairs by spotting and fixing problems early..

