

## Delta Innovative Services Article on Roof Maintenance

Roofing systems are many, ranging from TPO to EPDM, shingle roof and metal roofs to built-up systems like tar and gravel. Though the application process and lifespan of each of these roofs varies, they all have one irrefutable factor that determines whether or not they will hold up over the years—and that factor is maintenance.

Built-up systems in particular are especially vulnerable to accelerated wear and tear, unless qualified professional care is taken throughout the roof's life. Without the right care, improper draining can lead to water pooling, water pooling can lead to mud build-up, and mud build-up can lead to harmful plant growth.

Out of all the hazards to a roof, plant growth is a formidable one. The roots of these plants can work their way in between the layers of a built-up roof over time, embedding themselves permanently into the system designed to keep water out. These roots create holes, direct pathways to the decking underneath that invites water into your building. And after that happens, the repair process becomes time-consuming and costly. Professional installation of a green roof, or “living roof,” is safe and eco-friendly, but unwanted vegetation growing through the roof plies is not the way to go.



Annual maintenances or bi-annual maintenances prevent the growth of vegetation. Regular maintenance also addresses failed lap seals, cracks in the membrane, wrinkled flashing, blisters or “mole runs” created by moisture, and even clogged drain bowls. These are just a few of the many threats to a roof that, if left unattended, can create long-lasting damage. But by maintaining the integrity of the roof through consistent upkeep, you won't have to look up at the ceiling with worry on those long rainy days.

-Jordan Belcher