



Bordner Installation Group Inc.

Roofing Stucco Windows Siding
Insulation

Roofing is the most expensive asset that is deteriorating daily on most buildings.

- Tile Roof Replacement- \$75,000.00
- Flat Roof Replacement- \$25,000.00
- This roof system is over \$100,000.00
- Annual maintenance to 5 areas on the roof can DOUBLE the serviceable life of a roof system

Top 5 areas that destroy a beautiful building

- 1. Roof to wall intersections and flashings
- 2. Roof penetrations and drains
- 3. Roofing material deterioration
- 4. Water drainage (ponding and gutters)
- 5. Ventilation and condensation

Roof to Wall Intersections

■ Flat Roof

- Inspect for cracks in sealant and re-seal annually
- Be sure to research the sealant you use to avoid deterioration from dissimilar materials



Wall to Roof Intersections

■ Flat Roof

- Install counter-flashing at the wall that extends over the flat roof membrane
- Requires cutting of wall and custom metal work best done by a professional contractor



Wall to Roof Intersections

- Steep Roof
 - Inspect all courses to be sure flashing is present and tight to wall
 - Step flashing vs Channel Flashing



Roof Penetrations and Drains

■ Flat Roof

- Clear all debris from roof drains
- Check plumbing pipe connections (water test if leak is suspected)
- Check all drain bowls to be sure flashing is sealed
- Drainage lost w/ multiple layers



Roof Penetrations and Drains

- Steep Roof
 - Check all flashings and sealants for cracks and deterioration
 - Check for proper waterways around flashing
 - Check to be sure flashing is properly integrated into the roof system



Roofing Material Issues

- Flat Roof
 - Seam Separation
 - Splits/Cracks and Ridging



Roofing Material Issues

- Steep Roof
 - Cracking Shingles
 - Chipped/Broken Tiles



Water Drainage

- Flat Roof
 - Check for ponding/standing water
 - Clear scuppers and gutters from debris



The in-roof drain was filled with pigeon feces, causing a backup which leaked through into the store below.



The scupper was overgrown with grass, causing water to back track into the wall and ruin the interior of the building.

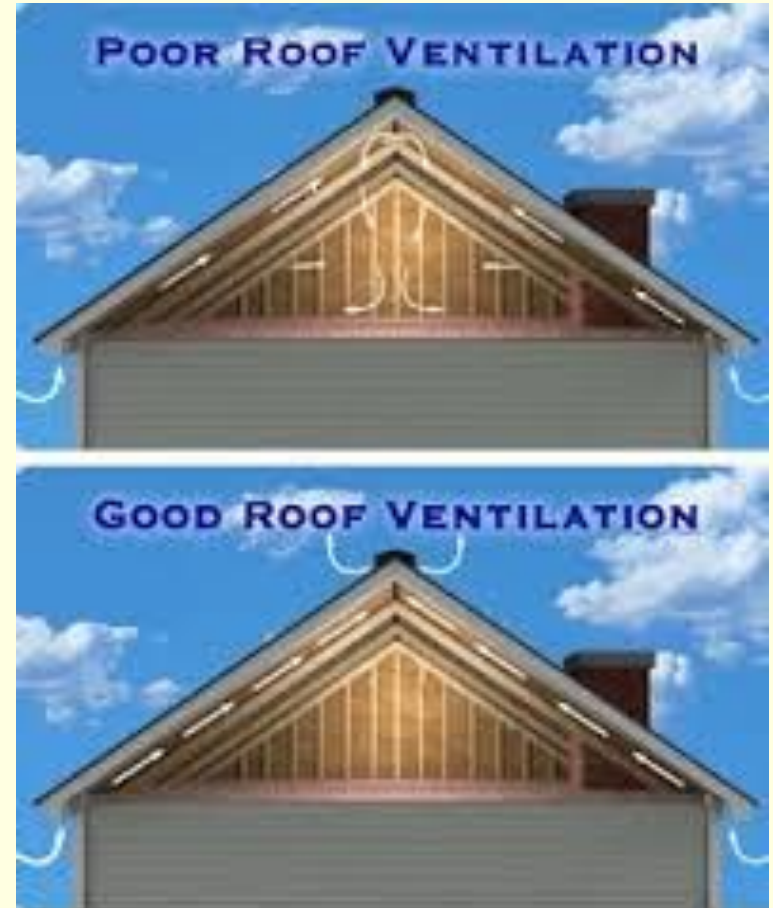
Water Drainage

- Steep Roof
 - Clear gutters and downspouts of all debris
 - Check gutter attachment to building
 - Inspect soffit and fascia for early signs of rot and decay



Ventilation and Condensation

- Balanced intake and exhaust is the key for proper ventilation



Ventilation and Condensation

- Poor ventilation as well as inadequate insulation can cause condensation and premature deterioration of roof decking



Checklist & Questions

BORDNER

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