

Roof Replacement - Factors To Consider

Virtually all postal lessors are responsible for roof replacement on their buildings. Lessors need to consider the following issues when evaluating the condition of a roof.

Most roofs are shingle or built up. Life expectancy for either is approximately 20 years, but may be affected by geographical region. Factors that can shorten roof life vary by the type of roof. Shingle roofs are damaged by hail, moss, foot traffic, freeze/thaw, and exposed underlayment. Built up roofs are damaged by ponding water, excessive leaves or needles left on the roof, hail and freeze/thaw.

When a shingle roof has shingles that are beginning to crack, or shingles that have lost their granular surface, or missing shingles, it is time to consider replacement. For built up roofs, replacement is required when there is blistering or bubbling.