MIDWEST ROOFING

Coat or Replace?

A Property Manager's Checklist

Use this before you get a commercial roofing quote. The more boxes you check under Roof condition, the more likely a coating is still an option. A coating goes over your existing roof with no tear-off; replacement comes once the roof has deteriorated past the point a coating can bond to it.

ROOF CONDITION

- [ ] The surface is still sound enough for a coating to bond (adhesion)
- [ ] Metal roof: rust is caught early, before it hurts how a coating bonds
- [ ] No areas have deteriorated to the point of losing structural strength
- [ ] I know where water ponds on the roof, and roughly how much
- [ ] Active leaks and problem spots are mapped so they can be repaired first

ROOF TYPE

- [ ] My roof is metal, TPO, EPDM, or mod-bit (all can be coated)
- [ ] I know the roof's slope: does it shed water or hold it?
- [ ] I know of any heavy rooftop piping or equipment a tear-off would disturb

BUILDING OPERATIONS

- [ ] We need to stay open during the work
- [ ] Tenants or employees must stay protected from weather inside
- [ ] Work can be planned around a rain window (coatings cure in 2 to 6 hours)

BUDGET & TIMING

- [ ] This is planned for a year-end or next-year budget
- [ ] I've compared coating vs. replacement costs for my building in writing
- [ ] Ask your CPA how a coating is treated for taxes

QUESTIONS TO ASK A CONTRACTOR

- [ ] What testing will you do on my roof before recommending a coating?
- [ ] Whose product will you use, and will you follow the manufacturer's specs?
- [ ] What warranty comes with it, and who services that warranty?
- [ ] Where is your nearest office if we need you to come back?

THE SOONER YOU LOOK, THE BETTER

A coating only works while your roof can still hold one. Wait too long and replacement is the only option.