

Don't Let Your Roof Fail

When To Invest in Commercial Reroofing



BENTONROOFING



When it comes to commercial buildings, the roof is one of the most critical components. Property managers who care little about the roof are often in for a rude awakening when the cost of repairs skyrockets. When is it time to invest in commercial reroofing? The following guide may help you decide whether it's time for a replacement or repair.

When There Are Visible Signs of Damage

Take a look at your roof membrane. Storms can uplift the roof membrane and if you begin to see large bald spots, the roof has to be replaced. Without repairs or reroofing, rainwater begins to damage the roof and the attic beneath. Whenever you see considerable wear on the roof itself, it may be time for maintenance or a full replacement.

Check the interior of your building for water damage. If you see visible watermarks or stains inside, then you have visible water infiltration. Over the course of a roof's lifespan, it may stop preventing water from entering the building.

When You Need to Protect Your Building From the Elements

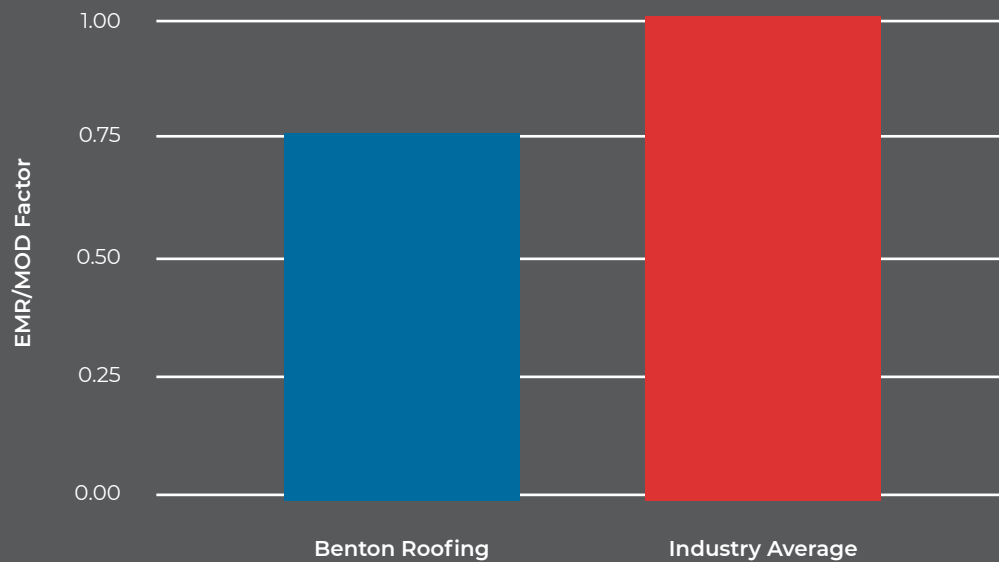
In the best-case scenario, the roof protects your building from the outside elements. This includes protection from wind, rain, hail and snow. Bringing the weather inside results in serious property damage, including mold, mildew, rot and structural damage. Not to mention, if your roof cannot insulate the building, your electricity costs to heat and cool your business will skyrocket.

In the U.S., hail claims have increased about 2% from 2018 to 2020. With severe weather becoming more of an issue throughout the country, you cannot count on an old, weathered roof to protect your building, employees or assets. A damaged roof with little to no protection can also hurt your experience modification rating (EMR), or safety rating.

Safety Ratings Explained

The average modifier is 1.0 compared to Benton Roofing's average modifier of 0.75. This means we offer 25% lower-than-average Experience Modification Rates (EMR) as demonstrated in Bureau of Labor Statistics incidence reports. EMR ratings that fall below 1.0 illustrate the highest-rated safety standards in the industry.

Benton Roofing EMR/MOD Factor vs. Industry Average



How Commercial Reroofing Benefits Your Business

Over the course of 30 years, your maintenance and operating costs should account for about 6% of your overall costs. If you own a large facility or multiple facilities, you may be engaging with multiple repair contractors and spending too much per year on repairs and maintenance. While roof repairs buy you time until you can replace the roof, you need to have full awareness of when the roof will likely fail. No property manager or business owner should be shocked by the sudden cost of a roof repair. Working with a company specializing in roof replacement can provide you with insight into when you need to invest in a reroof.

Everyone wants to maximize the life of their roof system. Likewise, you do not want the maintenance costs to impact you. If you do not take action, a leaking roof could result in your decking deteriorating over time. Leaving a leaky roof without a replacement ultimately leads to a roof collapse. Essentially, your substrates rust, and the weight of the roof system collapses. Not only does this destroy your property, but it can cause serious injuries to those inside the building.





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Benton Roofing is a full-service commercial roofing company that specializes in maintenance, repair and commercial reroofing. For over 40 years, we have provided high-quality commercial roofing solutions.

For a company that never cuts corners, contact Benton Roofing today to reroof your commercial property!

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