

BUILDING REPAIR: THE IMPORTANCE OF ROOF MAINTENANCE AND REPAIR

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What Is Building Repair?

Building repair refers to the process of fixing or restoring various parts of a building that have become damaged, deteriorated, or worn out. These repairs are necessary to maintain the structural integrity, functionality, safety, and aesthetic appeal of a building. Building repair can range from minor fixes, like wall crack repair or toilet leaking solutions, to major renovations, such as roof repair, balcony repair, or addressing structural issues revealed by concrete scanning and coring tests. Common building repair tasks include PU injection, grouting, waterproofing repair, and fixing toilet problems, roof leaking, or wall cracks. Regular maintenance and timely intervention by professional repair specialists can prevent minor issues from turning into costly damages.

The Importance of Roof Maintenance

A building's roof plays a critical role in protecting its structural integrity, occupants, and everything inside. Despite this, it is often one of the most overlooked aspects of building maintenance. Regular roof maintenance and timely repairs are essential for a variety of reasons, ranging from preventing leaks and extending the roof's lifespan to safeguarding the value of the property. Here's a breakdown of why roof maintenance and repair are so important, along with possible solutions for ensuring the longevity of your roof.

1. Protects Structural Integrity



Figure 1: Mould Growth ^[1]

The roof is a crucial component of your home's structure. It shields your home from external elements such as rain, wind, and the sun's UV rays. Over time, wear and tear can compromise the roof's ability to protect the home, putting the structure at risk. For example, leaks in the roof can cause mould growth in the beams, which could lead to safety concerns and costly repairs to the foundation.

2. Improves Energy Efficiency

A damaged or poorly maintained roof can compromise the insulation of your home, leading to higher energy bills. Gaps, leaks, or holes in the roof allow air from your heating or cooling system to escape, making your HVAC system work harder to maintain the desired temperature. Regular roof inspections and repairs ensure the roof is properly sealed and that insulation remains intact, helping you save money on energy costs.

3. Increases Roof Lifespan

Regular maintenance helps extend the lifespan of your roof. Roofs typically last anywhere from 15 to 50 years, depending on the material (e.g., asphalt shingles, metal, tile). With routine care, such as cleaning gutters, inspecting for damage, and replacing worn-out shingles, you can make sure your roof lasts as long as possible before requiring a full replacement.

4. Prevents Water Damage



Figure 2: Roof Leaking ^[2]

Leaks in the roof are one of the most common causes of water damage in a home. Water that seeps through the roof can damage ceilings, walls, and flooring, and even lead to mould growth. In some cases, water damage can weaken the structure of your home. Timely repairs to leaks, cracks, or flashing issues prevent this type of damage, saving you both repair costs and the inconvenience of dealing with water damage.

5. Prevents Costly Repair for Damage

A well-maintained roof prevents minor issues from escalating into major, costly repairs. Small problems like missing roof tiles, minor leaks, or clogged gutters can often go unnoticed, leading to bigger problems like water damage, mould growth, and structural damage. Roof repairs that are postponed or ignored will ultimately cost much more when they turn into significant issues that require a full roof replacement or other extensive repairs.

6. Safety Hazard

A neglected roof can create safety hazards for the occupants of a building. Loose shingles, broken tiles, or debris falling from the roof could injure someone ^[2]. Regular inspections and prompt repairs help eliminate such risks, ensuring that the roof remains safe for everyone around it.

Solutions to Common Roof Problems

1. Regular Inspection

One of the best ways to catch potential problems early is by having regular roof inspections, ideally twice a year (once in the spring and once in the fall). Inspections can identify issues such as broken or missing roof tiles, wear on flashing, or signs of leaks. Professional roofers can spot hidden issues and offer proactive solutions before they become major problems.

2. Roof Cleaning and Maintenance



Figure 3: Clogged Gutters ^[3]

Clogged gutters are a common cause of roof damage, as they prevent water from draining off the roof properly. Water that pools in gutters can seep under roof tiles, leading to leaks. Clean your gutters regularly to ensure proper drainage, especially after storms. Inspect them for signs of rust or damage that may require repairs.

3. Replacing Roof Tiles

If roof tiles are damaged, cracked, or missing, they should be replaced as soon as possible. Exposed areas of the roof are vulnerable to water infiltration, which can lead to leaks and further damage. Replacing a few roof tiles now is much cheaper than dealing with the aftermath of water damage down the line.

4. Tree Trimming

Trees growing close to the roof can cause damage in several ways. Overhanging branches can scrape and tear at shingles, and falling branches can cause immediate damage. Regularly trimming trees around the house reduces this risk and ensures that debris does not accumulate on the roof.

Conclusion

Roof maintenance is an essential part of homeownership. Regular upkeep not only helps prevent expensive repairs but also ensures the safety, comfort, and energy efficiency of your home. By staying proactive, conducting inspections, cleaning gutters, replacing damaged shingles, and addressing minor issues as they arise you can extend the life of your roof and avoid the headache and expense of larger, more serious issues down the line.

References:

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