



# A NOTE FROM A ROOF REMEDIAL SPECIALIST

**If it sounds too good to be true, it probably is!**

**A saying that we are all familiar with yet seem to fall into the trap of believing the unbelievable.**

Fixing a property owner's roof may sound trivial, however, one needs to consider that the roof over your head is one of your biggest assets. In the event your roof fails, employees, machinery, materials, stock, etc could either be hurt, damaged and/or lost. The roof above your head enables you to generate an income. Should your roof continue to leak after maintenance has been carried out, resulting in loss of earnings for the tenant/user, even further expensive will be required to fix and rectify the already paid for solution. Your roof, as like anything in this world, requires maintenance. Failure to carry out maintenance could result in needless expenditure in the long run or the ultimate price, a full roof replacement.

We have inspected millions of squares of roofing over the 43-year period that A&I Sheeting has been in business. Throughout all these square meters we have had the opportunity of rectifying and advising on a pattern seems to emerge. The client, or in some cases the 'decision maker' has limited knowledge in specifying the correct scope of works, allowing the contractor carte blanche on the remedial method. This may be due to time constraints, poor industry standards or alternatively choosing the cheaper quotation and expecting a miracle. This results in poor maintenance and ultimately capital outlay in the long run.

Our advice to property owners would be that if your roof looks vastly different to the day it was installed, then at some point the correct specification has not been carried out. Hypothetically, when we buy a motor vehicle, we accept that it will get older and inevitably it will suffer a few bumps and scratches, but after ten years the car still looks somewhat the same considering the wear and tear element. So why should your roof be any different?

When a building is constructed, a very large fee will be paid to the professional team to design and construct your dream building. Along with that, will be designs that have been

signed off by an engineer ensuring that a certain level of specification has been implemented to gain results according to current market and environmental trends. These designs consider the environment and wellbeing of the employees below the roof line, creating a workplace that is comfortable to work in during hot, cold and wet weather. This will also help the client to spend less on cooling and heating the warehouse space, and by default, reducing one's carbon footprint.

All the above is then signed off by the professional team and is fit for construction. Fast forward 10 years, many severe weather storms later and provided the roof has been maintained, one will find that most of the original designed environment is very much the same as the time of construction. This is due to the correct maintenance being carried out on your roof. The moment a property owner decides to change that original specification, the problems start to arise.

**In summary, we would recommend building owners either seek consultation when considering roof remedial works, or to use reputable contractors with years of experience in the industry. Think twice about choosing the cheapest option. It may not be the cheapest option in the long run. Unfortunately, because the industry is not monitored effectively or correctly, you are not always comparing apples with apples.**





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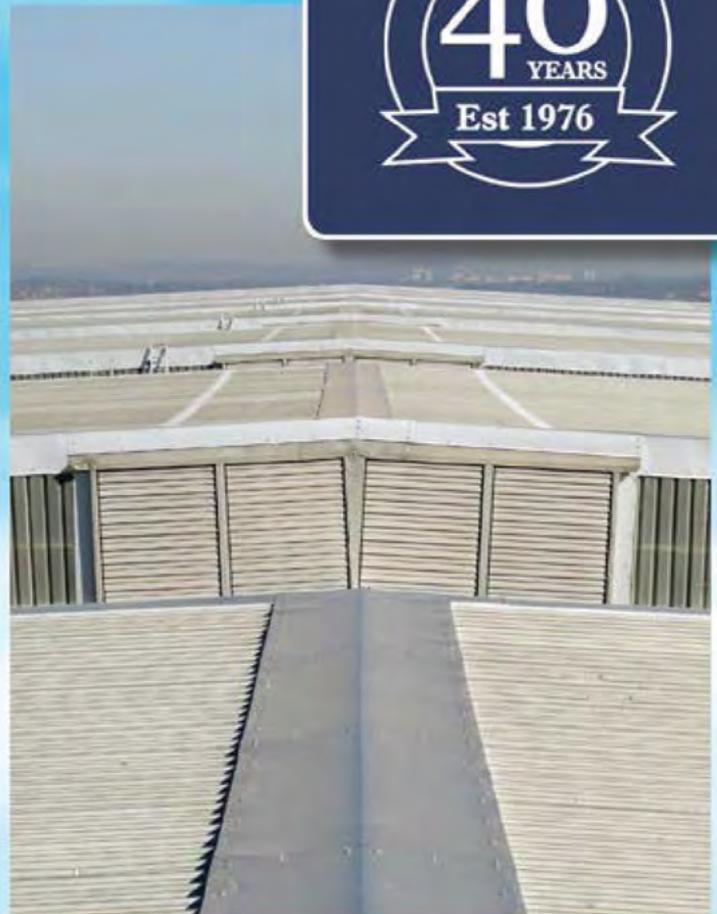


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