



Top Ten

Roofing Tips for Condo Managers

1. Get expert advice. It pays to have a qualified roofing expert survey all roof areas and drainage systems annually. Make sure you also ask for photos and documentation of any problem areas. These steps are

important because they allow you to prioritize spending. In addition, you get valuable information you can provide to your insurer to demonstrate due diligence, a necessary step to maintain insurance coverage.

2. Implement a snow removal and ice dam remediation plan before the winter season begins. Did you know that southern Ontario experiences an average of seventy freeze-thaw cycles. That means there are about 70 times when accumulated snow in vulnerable areas, such as slopes, dormers, valleys, eaves and gutters, can melt, leading to leaks and possibly significant interior damage. Don't wait until the first thaw hits and it is tough to get an appointment because all roofing companies are swamped with emergency inquiries. Make the smart move. Schedule snow removal in advance.

3. Inspect interior units. Make an annual inspection, taking special care to look for problems, such as water stains or flaking paint, im-



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mediately below the roof grade. Remember, if small problems are not addressed, they will eventually grow into big problems.

4. Inspect and test connections of roof ducting that adjoins HVAC units. These problem areas are often missed, leading to unsuccessful repairs and wasted money.

5. Have all masonry exterior surfaces or exterior finished (stucco, precast panels, siding) inspected annually. Tuck pointing degraded mortar joints can help prevent water filtration and bigger problems such as mass shaling of brick areas. Also, look for loose pieces of soffit or cladding. If they fall off and become airborne, pedestrians could be at risk.

6. Check insulation and ventilation. This is a timely step because both are eligible for generous government retrofit grants. You also benefit because upgrading insulation results in reduced heating and cooling costs, improved comfort levels and less risk of ice damming. It's critical that there is a proper bal-

ance of intake and exhaust ventilation, particularly after insulation upgrades are completed. This will help ensure that the roof assembly lasts longer and manufacturer warranties are not undermined. Here are two other steps that are often forgotten:

- add higher grades of roof insulation during flat roof replacement
- add blown or batt insulation to attics and wall cavities
- add insulation under new siding

7. Ensure there are no blockages in your eavestrough system and keep the drains on flat roofs clear. Make sure your building superintendent is making regular inspections. Problems often develop when inspections are not done because access is difficult for a building superintendent. Solve that problem by hiring a roofing professional who not only has the training and equipment to overcome access challenges, and also has the expert eye required to spot problems that might not be noticed by a building superintendent.

8. Take advantage of available

financing options and terms. Some roofers offer attractive financing options that can help you overcome budget limitations.

9. Shop the market. There is no need to take chances with an unknown roofing company making too-good-to-be-true offers from discount roofers. Pick a company with a proven track record and get the job done right the first time.

10. Invite the contract bidders to a board meeting. Everyone benefits when board members have a chance to meet a bidder, discuss options and ask questions. Most important, the board members can make a sound business decision, based on fact, not marketing hype, and the winning bidder develops an understanding of the condominium's "personality", which varies from building to building. ■

Supplied courtesy of Avenue Road Roofing. For more information, call Avenue Road Roofing at 416-785-5129 or visit the company's website, www.avenueroadroofing.com

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