



7 Signs you need to Replace your Flat Roof

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While a flat roof provides your building with clean lines and modern look, these types of roofs can present their own set of potential problems.

If you have a flat roof and you're concerned about its condition, read on for seven telltale signs it may be time for a replacement.

1. Pooling Water on a Flat Roof



Perhaps the most common issue with flat roofs, ponding water can become a serious problem in a very short amount of time. Since a flat roof has little or almost no slope, water cannot properly runoff the surface.

When water settles on a flat roof, it runs the risk of collapsing or buckling. Have a professional assess the damage due to water pooling to determine if it can be repaired before it needs to be completely replaced.

2. Visible Rips and Tears



Flat roofs do not typically use shingles, so it's not always easy to notice when something is damaged. You may notice tears or even holes that are clearly visible in the roofing material.

If this damage is ignored, it can eventually lead to tearing at the seams. A ripped roof seam will cause extensive leaking that can affect the entire building's structural integrity.

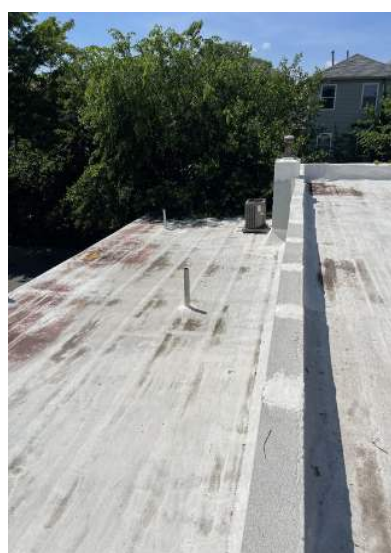
3. The Flashing is Separating



Vulnerable seams that are starting to separate can cause serious issues. Take a closer look to see if the flashing on your flat roof feels loose or if it visibly appears to be flapping in the wind.

Catching problems with flashing early can be a much simpler and less costly repair than a roof replacement. If you've caught the issue too late, you might have to replace the flashing and the entire roof together.

4. Water Spots



No matter what kind of roof you have, water spots on the ceiling is a serious red flag. Sometimes you'll see water damage as a result of condensation from your air conditioning system.

If the water spot on your ceiling is larger than normal or extremely discolored, this is a sign that your roof could be in distress. For most roofs, large water spots on a ceiling indicate that you have a leak somewhere.

5. Membrane Problems



Most flat roofs utilize a protective membrane rather than shingles to keep them safe from water damage. Over time, that membrane may not be able to provide your building with adequate protection.

Most roof membranes can be reapplied without needing a replacement. Check with your local roofing company to ensure that it's a quick fix rather than a total redo for your flat roof.

6. Cracks in the Coating



Some flat roofs use a coating system that's white in color. The purpose of this white coating is to give the building better energy efficiency and provide it with a lightweight option.

Over time, this coating can start to crack. If you can see cracks in your roof coating with the naked eye, the time to act is now.

7. Fasteners are Loose

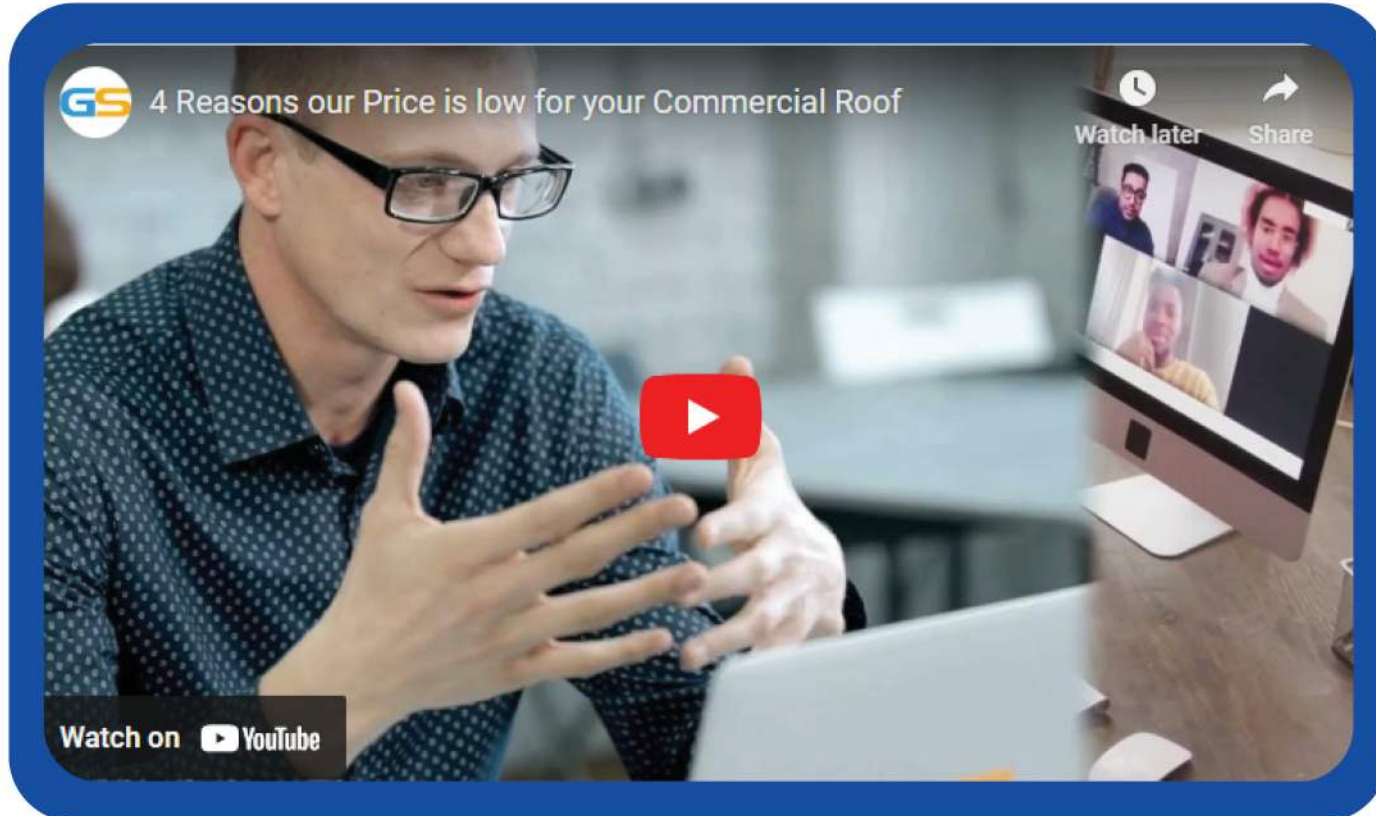
When a single-ply flat roof is installed, fasteners are used to keep the membrane and other roofing materials securely attached. These fasteners can start to come loose as a result of weather, temperature changes, and general aging.

If you notice that your flat roof is starting to look bumpy, it's likely a result of loose fasteners. Thankfully, this should be easily remedied by a roofer who can reattach or re-secure the loose fasteners. Don't ignore loose fasteners since the gap between them and the roof membrane can allow water to penetrate.



Why is GenSun Pricing Lower than other Roofers?

It is very common for Commercial property owners to question *why is GenSun pricing is low*....sometimes they even question whether or not we have the expertise to do their roof because the pricing is so much lower than other roofers.



5 Reasons we are lower

1. We have incredible buying power for material due to our volume.
2. We do not have to pay sales reps 10-15% commission. We simply provide most of our information to you via videos and zoom meetings
3. We do not pay huge sums of money on advertising. 90% of our business comes from referrals.
4. Our overhead is extremely low
5. We provide you with a substantial discount to install with in 30 days of the receiving the estimate.

You will find that our pricing is typically 10-20% lower than any other roofer who has the same experience as us and if their estimate is using the same material, installing it the same way.

It is important that you compare estimates properly and take advantage of our Price Guarantee.

Cost and Types of Flat Roof Option

Coatings are applied over existing roof membrane to help with leaks, cracks, and add life to the current roof	Add another roof Membrane over the Current membrane	All Roofing components are removed and a Brand New Roof System is installed
Various options include one and two application systems with Silicone or Acrylic Coatings	Cannot use this method if you already have 2 Roof Membrane Layers or if you have substantial saturation and ponding	Great option to avoid ponding/Leaks by installing proper tapered Insulation to drain the water properly
Current Layer has to warrant the coatings and be suitable for application before deciding to use this option	Roof membrane options include: TPO, EPDM, Modified Bitumen, PVC	Roof membrane options include: TPO, EPDM, Modified Bitumen, PVC
On Younger roof membrane typically less than 15 years old	Currently have one layer and the Old layer is not suitable for a coating as a viable option	all layers are horrible condition
and the roof had less than 3 coatings before	DO NOT USE THIS IF YOU ARE EXPERIENCING WATER SATURATION AND PONDING that amounts to 25% prof the roof	25% moisture is evident with Ponding/Leaks/Cracks/Chips
The Roofs Membrane must be suitable for application		Already had a layer put on for a total of 2 layers exist now
Adds years to the life of the roof	Ideal for situations where you have one layer now and limited ponding or saturated insulation	Brand new roof with Warranty up to 30 Years
up to 15 years warranty	New layer adds another 20-25 years	
Not as strong as an Overlay or Complete Replacement	Second Most expensive option. Not as reliable and long lasting as a Complete roof replacement	Most Expensive Option
\$2-\$4 per square foot	\$6-\$9 per square foot	\$8-\$14 per square foot
Depends on type of coating used and the number of applications (1 or 2) needed to properly seal cracks and leaks. also depends on if a primer is needed to be applied prior to coating	Depends on how many repairs need to be made prior to the overlay and on the type of roof membrane being used. Whether or not we need to add a base and/or insulation. Are we adding new wall flashing? drip edge? and what is the length? How many hvac/pipes/vents need to be properly flashed and resealed?	Depends on how much material needs to be removed and # of layers. Decking being wood, cement or metal. Type of roof membrane being used. Does Plywood need to be installed? Type of base being installed and number of bases needed dependent on decking and roof membrane choice Are we adding insulation, thickness of insulation? or cover boards? How many hvac/pipes/vents need to be properly flashed and resealed? Length of the drip edge/wall flashing needed?

Roof Coatings Comparison Chart

Criteria	Silicone	Acrylic	Urethane
Highlights	Considered to be far superior to Acrylic coatings due to its leak resistance due to ponding, UV light resistance and more durable than other coatings. Lifespan of silicone is far longer than acrylic	More budget friendly coating but doesn't offer as long of lifespan or durability. Very easy to apply	Good choice for flat roofs under due durability, impact resistance, foot traffic situations. Not bad for ponding but not as good as silicone
Decking and Membranes suitable for	Metal and Cement Decking. Over existing roof membranes such as, Modified Bitumen, TPO, EPDM, BUR, and PVC.	Metal and Cement Decking. Over existing roof membranes such as, Modified Bitumen, TPO, EPDM, BUR, and PVC.	Metal and Cement Decking. Over existing roof membranes such as, Modified Bitumen, TPO, EPDM, BUR, and PVC.
Condition of existing membrane	This is the most critical analysis to determine. The existing membrane must warrant a coating, be compatible with the coating being used, need to determine if a primer is needed.	This is the most critical analysis to determine. The existing membrane must warrant a coating, be compatible with the coating being used, need to determine if a primer is needed.	This is the most critical analysis to determine. The existing membrane must warrant a coating, be compatible with the coating being used, need to determine if a primer is needed.
Colors	White for UV Ray resistance and reduce heating costs	Clear	Clear
% age of Flat Roof Market	80%	15%	5%
Ideal Situations	Flat roof exposed to rain and ponding possibilities, average warm climates due to its UV resistance and energy efficiency	We recommend only to use on Steep Slope Metal Roofs where ponding is not an issue	On flat roofs that do not have ponding issues but do have a lot of Foot Traffic or in heavy hail areas
Energy Efficient and reduce heating costs	Yes	No	No, but if combine with a Silicone substance, it works very well
Durable	Yes, it is the most durable roof coating in many situations due to its solvent based material that provides the best protection from water and ponding	Not as long as Silicone, its a Water based material	Durable for wear and tear, scratches, punctures, high impact like hail, and abrasions caused by foot traffic
Ponding Water resistance leading to leaks	Absolutely, the best solution.	Not very good, Best to use on steeper slope roofs	Yes but not as good as silicone
Warranty	Length and Availability depend on the condition of the roof membrane being applied to or the decking. Could end up being no warranty or 10-15 years	Length and Availability depend on the condition of the roof membrane being applied to or the decking. Could end up being no warranty or 10-15 years	Length and Availability depend on the condition of the roof membrane being applied to or the decking. Could end up being no warranty or 10-15 years
Costs	More expensive due to its higher quality, better options, UV resistance, durability	Less Expensive due to being less durable, need to recoat in less years, and is less compatible to many conditions	Less Expensive due to being less durable, need to recoat in less years, and is less compatible to many conditions
Attachment Methods	Roll, Spray	Roll, Spray	Roll, Spray

Roof Membrane Comparison Chart

Criteria	TPO	SBS Modified Bitumen	EPDM
Full Name/Type and description	EverGuard® TPO membrane thermoplastic polyolefin	styrene-butadiene-styrene (SBS) synthetic rubber with either a smooth or Granular finish	Ethylene Propylene Diene Monomer
Single or Two Ply System	Single, no need for Base Membrane	2 Ply: Need Fiberglass Base and top membrane above	Single Ply, made of Synthetic Rubber
Colors	White, Energy Tan and Energy Gray for Energy efficient rating	White and Black	White and Black
%age of Flat Roof Market over	50% of Property owners choose TPO	over 20% of Property owners	over 20% of Property owners
Size of Standard Rolls	10 x 1000 covers 10sq	10' x 100' covers 1sq	10'x 1000' covers 10sq and has half rolls
Thickness	60mm,80mm (mil)	145mm	60mm and 9mm
Other Styles	Fleece Back and Self Adhered Peel and Stick, or Extreme Everguard (great for Solar Roofs)	Smooth, Heavy Duty Granular	Peel and stick Yes
Energy Efficient	Yes	Yes with White color	Yes
Durable	Yes	Yes, and very useful in high foot traffic areas but last years than TPO	Yes
Resistant to punctures and tears	Yes	Yes	No
Wind Resistant	Yes with proper installation dependent on roof height and method of attachment	Yes with proper installation dependent on roof height and method of attachment	Yes with proper installation dependent on roof height and method of attachment
Sound Insulator from HVAC and fans	Yes when have base	No	Yes
Fungal and Mold Resistant	Yes	No	No
Warranty	20-30yr Dependent on thickness and method of installation	20yr-25 yr dependent on membrane	20-30yr Dependent on thickness and method of installation
Ideal Situations	Complete roof replacement with Insulation. High Wind areas due to the instal method. Good in heavy snow areas	Overlay of existing Mod Bit or EPDM	Non insulation situations and heavy snow areas due to its expansion and contraction properties
Attachment Methods	Mechanical, Self Adhered, Adhere and Heat Weld Seams for smoothest appearance	Heat Weld and Torch Down to Fiberglass Base	Adhesive with Low Rise Bonding or Peel and Stick available

We use PVC Roof Membrane in situations where Chemicals are abundant and could lead to Fire situations PVC is not good for cold weather and is more expensive option