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Understanding Roof System Suitability™

Determining Whether a Roofing Asset Is a Candidate for the Reinforced Roof System

By SealTech Solutions

Transform Your Roof. Preserve Your Investment.

Integrate your existing membrane into a new reinforced roof system.

When evaluating a commercial roofing asset, one of the most important questions is:

> ***"Can this roof be renewed?"***

The answer is rarely based on age alone.

Some roofing assets continue to provide excellent reinforced roof system opportunities long after their expected service life, while others may no longer be suitable candidates despite being relatively young.

Determining whether a roof is a strong candidate for a reinforced roof system requires a comprehensive evaluation of condition, risk, performance, and future service potential.

This concept is known as Roof System Suitability™.

The objective is not simply determining whether a reinforced roof system is possible.

The objective is determining whether a reinforced roof system creates meaningful value for the property owner.

What You'll Learn

After reading this guide, you'll understand:

- ✔️ What Roof System Suitability™ means
- ✔️ Why suitability matters
- ✔️ Factors that influence reinforced roof system potential
- ✔️ What makes a roof a strong reinforced roof system candidate
- ✔️ What may limit reinforced roof system opportunities
- ✔️ How maintenance affects roof system suitability
- ✔️ How suitability supports capital planning

What Is Roof System Suitability™?

Roof System Suitability™ is an evaluation of a roofing asset's ability to benefit from the Reinforced Roof System.

It considers multiple factors, including:

- Current condition
- Remaining service life
- Waterproofing performance
- Structural integrity
- Existing roof system
- Maintenance history
- Future ownership objectives

The goal is determining whether a reinforced roof system can provide meaningful life extension, performance improvements, and long-term value.

> **SealTech Insight**
> *The question is not:*
> *"Can the roof be renewed?"*
> *The better question is:*
> *"Should the roof be renewed?"*

Why Roof System Suitability™ Matters

A reinforced roof system can be an effective solution for many commercial roofing assets.

However, a reinforced roof system is not appropriate for every roof.

Understanding suitability helps property owners:

- ✔️ Avoid premature replacement
- ✔️ Identify reinforced roof system opportunities
- ✔️ Improve capital planning
- ✔️ Extend service life
- ✔️ Reduce risk
- ✔️ Allocate resources more effectively

A suitability evaluation helps ensure the selected strategy aligns with the condition and goals of the asset.

Roof System Suitability™ Is Not About Roof Age

One of the most common misconceptions in commercial roofing is:

> ***"The roof is too old to renew."***

Age alone rarely determines roof system suitability.

Two roofs of the same age may have dramatically different conditions and future potential.

Example

Roof A

Age: 24 Years

Roof Asset Score™: 82

Maintenance History: Strong

Roof System Suitability™: High

Roof B

Age: 14 Years

Roof Asset Score™: 58

Maintenance History: Limited

Roof System Suitability™: Low

Although Roof A is significantly older, it remains the stronger reinforced roof system candidate.

> **SealTech Insight**
> *Age provides context.*
> *Condition drives decisions.*

What Factors Influence Roof System Suitability™?

A suitability evaluation may consider several factors.

Roof Condition: Overall deterioration and performance.

Waterproofing Performance: The roof's ability to continue preventing moisture intrusion.

Moisture Conditions: Evidence of trapped moisture or widespread damage.

Drainage Performance: The ability to effectively move water from the roof surface.

Structural Indicators: Visible signs that may impact long-term performance.

Repair History: The quality and frequency of previous repairs.

Maintenance History: The level of proactive asset management.

Ownership Objectives: The goals and planning horizon of ownership.

Hail Resilience and Environmental Compatibility: Evaluation of the roof's ability to withstand Colorado-specific conditions such as hail, freeze-thaw cycles, and intense UV exposure.

What Makes a Strong Reinforced Roof System Candidate?

Many strong reinforced roof system candidates share common characteristics.

Examples may include:

- ✔️ Structurally sound systems
- ✔️ Manageable deterioration
- ✔️ Limited moisture intrusion
- ✔️ Effective drainage
- ✔️ Consistent maintenance history
- ✔️ Meaningful remaining service life
- ✔️ Favorable Roof Asset Scores™

Fluid-applied reinforced systems are particularly well-suited for these candidates, offering minimal disruption, monolithic waterproofing, and the ability to renew the system multiple times over the building's life.

> **SealTech Insight**
>
> *The best reinforced roof system candidates typically have problems that can be corrected—not assets that have fundamentally failed.*

What May Limit Roof System Suitability™?

Not every roofing asset is a strong reinforced roof system candidate.

Factors that may reduce suitability include:

- ✔️ Extensive moisture intrusion
- ✔️ Significant structural concerns
- ✔️ Severe system deterioration
- ✔️ Repeated performance failures
- ✔️ Limited remaining service life
- ✔️ Conditions that reduce long-term reinforced roof system value

A suitability evaluation helps determine when replacement may provide greater value.

How Maintenance Affects Roof System Suitability™

Maintenance plays a significant role in preserving reinforced roof system opportunities.

Well-maintained assets often:

- Deteriorate more slowly
- Retain stronger Roof Asset Scores™
- Maintain greater flexibility
- Remain reinforced roof system candidates longer

Deferred maintenance can reduce roof system suitability and accelerate the need for replacement.

> **SealTech Insight**
> *Maintenance protects more than roof condition.*
> *It protects future reinforced roof system options.*

Roof System Suitability™ and Capital Planning

Roof System Suitability™ can significantly influence capital planning decisions.

High-suitability assets may allow owners to:

- ✔️ Extend service life
- ✔️ Delay replacement expenditures
- ✔️ Preserve capital
- ✔️ Improve budgeting flexibility
- ✔️ Reduce near-term financial demands

Understanding suitability helps organizations align roofing strategies with long-term financial objectives.

How Roof Asset Assessments™ Evaluate Roof System Suitability™

A Roof Asset Assessment™ provides the information needed to evaluate roof system potential.

Assessment findings may include:

- Roof Asset Score™
- Remaining Service Life
- Capital Risk™
- Condition observations
- Maintenance history
- Reinforced roof system opportunities

Without objective information, reinforced roof system decisions often become assumptions.

Understanding Roof System Suitability™ Ratings

While every roofing asset is unique, suitability evaluations often fall into one of three categories:

High Roof System Suitability™: The roofing asset demonstrates strong potential for a reinforced roof system and meaningful life extension.

Moderate Roof System Suitability™: The roofing asset may benefit from a reinforced roof system but requires additional evaluation or corrective actions.

Low Roof System Suitability™: The roofing asset presents conditions that may limit reinforced roof system value and should be evaluated carefully against replacement alternatives.

> **SealTech Insight**
> *Roof system suitability is not a pass-or-fail decision. It is a measure of how effectively a reinforced roof system can support long-term asset goals.*

Sample Roof System Suitability™ Matrix

Factor	Rating
Roof Condition	Good
Waterproofing performance	Good
Drainage Performance	Good
Maintenance History	Strong
Remaining Life Service	Favorable
Overall Roof System Suitability™	High

> **SealTech Insight**
> *Roof system suitability is determined through the combination of multiple factors—not a single measurement.*

The SealTech Perspective

The question should not be:

> ***"Can a reinforced roof system be built?"***

The better question is:

> ***"Will a reinforced roof system create meaningful long-term value?"***

The most effective roofing decisions are based on condition, risk, performance, and future objectives—not assumptions.

The Bottom Line

Roof System Suitability™ helps property owners understand whether a roofing asset is positioned to benefit from a reinforced roof system.

By evaluating condition, performance, risk, and future potential, organizations can make more informed decisions regarding maintenance, reinforced roof system options, replacement, and capital planning.

Before assuming replacement is necessary, understand the reinforced roof system potential of the asset you already own.

Request a Roof Asset Assessment™

Gain objective insight into:

- ✔ Roof Condition
- ✔ Roof Asset Score™
- ✔ Remaining Service Life
- ✔ Reinforced Roof System Opportunities
- ✔ Future Risks
- ✔ Capital Planning Needs

Request a Roof Asset Assessment™

Discover the condition, value, and future potential of your roofing asset before making major roofing decisions, and gain clarity on roof condition, remaining service life, reinforced roof system opportunities, future risks, and capital planning needs.