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Understanding Roof Asset Assessments™

How Commercial Property Owners Gain Clarity Before Making Major Roofing Decisions

By SealTech Solutions

Transform Your Roof. Preserve Your Investment.

Integrate your existing membrane into a new reinforced roof system.

Commercial roofing decisions are often among the most significant capital decisions property owners face.

Unfortunately, those decisions are frequently made with incomplete information.

Many owners know:

- The age of the roof
- Whether leaks have occurred
- What repairs have been performed

What they often do not know is:

- The overall condition of the roofing asset
- Remaining service life
- Future risk exposure
- Reinforced roof system opportunities
- Capital planning implications

A Roof Asset Assessment™ provides the objective information needed to make informed roofing decisions based on condition, risk, and long-term value.

What You'll Learn

After reading this guide, you'll understand:

- ✔️ What a Roof Asset Assessment™ is
- ✔️ Why assessments are important
- ✔️ What is evaluated during an assessment
- ✔️ What information property owners receive
- ✔️ How assessments support reinforced roof system and replacement decisions
- ✔️ How assessments improve capital planning
- ✔️ How assessments fit into the SealTech Process™

What Is a Roof Asset Assessment™?

A Roof Asset Assessment™ is a comprehensive evaluation of a commercial roofing asset designed to help property owners understand current condition, future risk, remaining service life, and reinforced roof system opportunities.

Unlike a basic roof inspection, a Roof Asset Assessment™ focuses on asset performance and long-term planning.

The objective is not simply identifying deficiencies.

The objective is understanding the overall health and future potential of the roofing asset.

> **SealTech Insight**
> *A roof inspection identifies issues. A Roof Asset Assessment™ helps determine what those issues mean.*
> *The purpose of a Roof Asset Assessment™ is not to justify a recommendation. It is to establish an objective understanding of the asset.*

What Makes a Roof Asset Assessment™ Different?

Unlike many roofing inspections that focus solely on identifying deficiencies, a Roof Asset Assessment™ evaluates condition, risk, remaining service life, reinforced roof system potential, and future planning needs. The objective is not simply identifying problems. The objective is providing information that supports better decisions.

Why Assessments Matter

Without objective information, roofing decisions are often based on assumptions.

Property owners may rely on:

- Roof age
- Previous leaks
- Budget limitations
- Replacement recommendations

While these factors may be relevant, they rarely provide a complete understanding of the asset.

Assessments provide the information needed to support:

- Asset management
- Capital planning
- Lifecycle forecasting
- Reinforced roof system evaluation
- Risk management
- Budget planning

> **SealTech Insight**
> *Many costly roofing decisions begin without a clear understanding of roof condition.*

What Is Evaluated During a Roof Asset Assessment™?

Every roofing asset is unique, but assessments typically evaluate:

Roofing System Condition: Membranes, coatings, surfaces, and exposed components.

Flashings & Penetrations: Areas most vulnerable to water intrusion and deterioration.

Drainage Performance: How effectively the roof manages water.

Repair History: Evidence of previous repairs, modifications, and maintenance.

Weather-Related Damage: Indicators of hail, wind, UV exposure, and environmental deterioration.

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

Maintenance History: Evidence of proactive asset management and stewardship.

> **SealTech Insight**
> *The most expensive roofing problems often begin as minor deficiencies that go unnoticed.*

What Property Owners Receive

One of the most valuable aspects of a Roof Asset Assessment™ is the actionable information it provides.

Depending on the scope of assessment, deliverables may include:

Roof Asset Score™: An objective measurement of roof condition.

Roof Asset Dashboard™: A summary of key asset metrics.

Remaining Service Life Estimate: An estimate of future asset performance.

Roof System Suitability™: An evaluation of reinforced roof system potential.

Capital Risk™: An assessment of future expenditure risk.

Recommended Next Steps: Prioritized recommendations based on current asset condition.

> **SealTech Insight**
> *The value of an assessment is not simply identifying deficiencies—it is understanding what those deficiencies mean.*

Sample Roof Asset Dashboard™ - Example Commercial Facility

The following dashboard illustrates how roof condition, risk, remaining service life, and reinforced roof system opportunities can be evaluated through a Roof Asset Assessment™.

Metric	Rating
Roof Asset Score™	78 / 100
Condition Rating	Serviceable
Hail Resilience™	B
Remaining Service Life	5–8 Years
Roof System Suitability™	Strong Candidate
Capital Risk™	Moderate
Recommended Action	Develop Reinforced Roof System Plan Within 24 Months

How Roof Asset Assessments™ Support Better Decisions

Roof Asset Assessments™ help property owners answer critical questions:

- Does the roof require immediate action?
- Is a reinforced roof system a viable option?
- How much service life remains?
- What future risks exist?
- How should capital expenditures be prioritized?
- What should happen next?

> **SealTech Insight**
> *Better information leads to better decisions.*

The SealTech Process™

1. Evaluate	Conduct a Roof Asset Assessment™.
2. Score	Calculate the Roof Asset Score™.
3. Forecast	Estimate remaining service life and future risks.
4. Plan	Develop a Roof Asset Plan™.
5. Renew	Implement the most appropriate long-term solution.

How Often Should Roof Assets Be Assessed?

While every facility is different, most commercial roofing assets benefit from periodic assessments.

Assessments are particularly valuable:

- Following significant weather events
- Prior to major capital planning decisions
- When evaluating reinforced roof system opportunities
- Before purchasing or selling a property
- As part of a proactive asset management program

> **SealTech Insight**
> *While comprehensive Roof Asset Assessments™ may be performed periodically, annual maintenance visits provide an ideal opportunity to evaluate changes in condition, identify emerging risks, and update asset planning information.*

Common Misconceptions About Roof Assessments

"My roof isn't leaking, so it must be fine."

Many significant roofing issues develop long before leaks occur.

"The roof is old, so it probably needs replacement."

Age alone rarely provides enough information to support a major decision.

"I already know the roof condition."

Most owners have partial information, not complete information.

The SealTech Perspective

The question should not be:

> ***"What is wrong with my roof?"***

The better question is:

> ***"What is the condition, value, and future potential of my roofing asset?"***

That answer begins with a Roof Asset Assessment™.

The Bottom Line

Roof Asset Assessments™ provide the information needed to make more informed maintenance, renewal, replacement, and capital planning decisions.

Before investing significant resources into a roofing asset, understand its condition, value, remaining service life, and future potential.

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.