720-844-9911 | info@sealtechsolutions.co

What Is a Roof Asset Score™ and Why Does It Matter?

A Better Way to Evaluate Commercial Roofing Assets

By SealTech Solutions

Commercial roofing decisions are often based on a limited set of information.

Property owners may know:

- The age of the roof
- The type of roofing system
- The repair history
- Whether leaks have occurred

What they often do not know is:

- The overall health of the roofing asset
- The level of future risk
- The remaining service life
- Whether a reinforced roof system is a viable option
- How the roof compares to other assets within a portfolio

The Roof Asset Score™ was developed to provide a more objective approach to evaluating commercial roofing assets.

Rather than relying solely on age or assumptions, the Roof Asset Score™ helps quantify roof condition, performance, risk, and reinforced roof system potential.

Transform Your Roof. Preserve Your Investment.

Integrate your existing membrane into a new reinforced roof system.

What You'll Learn

After reading this guide, you'll understand:

- ✔️ What a Roof Asset Score™ is
- ✔️ Why roof age alone is not enough
- ✔️ How roofing assets are evaluated
- ✔️ What factors influence a Roof Asset Score™
- ✔️ How scores support lifecycle planning
- ✔️ How scores improve capital planning decisions
- ✔️ How the Roof Asset Score™ fits into the SealTech Process™

This guide illustrates how a Roof Asset Assessment™ serves as the foundational step in our six-step SealTech Process™ (Assess → Score → Evaluate → Plan → Execute → Preserve).

Why Traditional Roofing Decisions Often Fall Short

Many roofing decisions begin with one of three assumptions:

- The roof is old.
- The roof has leaked.
- The roof has been recommended for replacement.

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

Two roofs of the same age may have dramatically different conditions, risks, and remaining service lives.

The challenge is not determining how old the roof is.

The challenge is understanding how healthy the asset is.

> **SealTech Insight**
>
> *A score creates consistency. Consistency creates better decisions.*

What Is a Roof Asset Score™?

The Roof Asset Score™ is a standardized evaluation system developed to measure the overall condition and future potential of a commercial roofing asset.

The score provides an objective snapshot of roof health at a specific point in time.

Much like a credit score helps evaluate financial risk, a Roof Asset Score™ helps evaluate roofing asset performance and future risk.

The score helps property owners make more informed decisions regarding:

- Maintenance
- Reinforced roof system options
- Capital planning
- Budget forecasting
- Roof System Suitability
- Hail Resilience and Environmental Durability
- Replacement timing
- Portfolio management

The SealTech Perspective

Instead of asking:

> ***"How old is the roof?"***

Ask:

> ***"What is the Roof Asset Score™?"***

That question provides significantly more useful information when planning future roofing investments.

What Factors Influence a Roof Asset Score™?

The Roof Asset Score™ evaluates multiple components that impact roof performance.

Waterproofing Integrity: The roof's ability to prevent water intrusion.

Surface Condition: The overall condition of membranes, coatings, and exposed surfaces.

Flashings & Penetrations: Areas where roofs are most vulnerable to failure.

Drainage Performance: The roof's ability to effectively manage water.

Structural Stability: Observed indicators of structural performance.

Maintenance History: Evidence of proactive maintenance and asset stewardship.

Roof System Suitability™: An evaluation of reinforced roof system potential, including suitability for fluid-applied reinforced systems that can often be renewed multiple times.

> **SealTech Insight**
> *A roof's age tells you when it was installed.*
> *A Roof Asset Score™ helps determine how it is performing today.*

Understanding Score Ranges

Score	Condition	Focus
90-100	Excellent Condition	Asset Preservation Focus
80-89	Good Condition	Continue Maintenance and Monitoring
70-79	Serviceable	Evaluate Reinforced Roof System Opportunities
60-69	At Risk	Develop Strategic Asset Plan
Below 60	Critical Condition	Evaluate Reinforced Roof System or Replacement Plan

> **SealTech Insight**
> *A declining score does not necessarily indicate failure. It often indicates an opportunity for proactive action.*

> **SealTech Insight**
> *The objective is not comparing roofs by age. The objective is comparing roofs by condition, risk, and opportunity.*

What the Dashboard Reveals

The Roof Asset Dashboard™ transforms assessment findings into actionable planning information, allowing property owners to understand condition, risk, remaining service life, and reinforced roof system opportunities at a glance.

Sample Roof Asset Dashboard™ - Sample Commercial Facility

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

Why Roof Asset Scores Matter

Better Budget Planning: Property owners gain greater confidence when forecasting future expenditures.

Improved Capital Allocation: Resources can be directed toward the assets that need them most.

Objective Decision-Making: Decisions become data-driven rather than assumption-driven.

Portfolio Management: Multiple buildings can be evaluated using a consistent framework.

Reinforced Roof System Planning: Owners can identify opportunities to extend roof life before replacement becomes necessary.

> **SealTech Insight**
> *The best time to identify reinforced roof system opportunities is before replacement becomes the default recommendation.*

Roof Asset Scores Across a Portfolio

For organizations managing multiple buildings, a Roof Asset Score™ creates consistency.

Instead of evaluating roofs individually, ownership can compare assets across an entire portfolio. This helps prioritize maintenance, reinforced roof system projects, and future capital investments.

Example:

Building A: 91

Building B: 82

Building C: 74

Building D: 63

> **SealTech Insight**
> *The most effective capital planning begins with understanding asset condition.*

Roof Age vs. Roof Asset Score™

Roof age tells you when a roof was installed.

A Roof Asset Score™ helps determine:

- Current condition
- Remaining service life
- Future risk
- Reinforced roof system potential
- Capital planning priorities

Age is a data point.

Condition drives decisions.

> **SealTech Insight**
> *A Roof Asset Score™ helps transform observations into planning information.*

How the Roof Asset Score™ Fits into the SealTech Process™

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

SealTech Insight

A Roof Asset Score™ is not intended to predict failure. It is designed to support better maintenance, renewal, and capital planning decisions.

The Bottom Line

Commercial roofs are valuable assets. Like any asset, they should be evaluated using objective information rather than assumptions.

The Roof Asset Score™ provides a practical framework for understanding roof condition, future risk, reinforced roof system opportunities, and capital planning needs. Before making major roofing decisions, understand the condition 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.