

**PROFESSIONAL  
PROTECTION**



**APOC**<sup>®</sup>  
professional protection™



# ROOF RESTORATION

**AN OWNER'S GUIDE**





# TO RESTORE OR REPLACE?

## HOW TO DETERMINE IF RESTORATION IS RIGHT FOR YOUR ROOF

When seeking to bring a commercial roof back up to its original level of performance, roofing professionals and building owners today have a few options to consider. Making the right repair decisions is important—it can help save weeks of time and tens of thousands of dollars. Though full roof replacement may seem like the only way to fully bring back long-term performance, modern roof restoration techniques can offer comparable performance at a far lower cost for both the owner and the contractor.

### HOW DO YOU DECIDE?



#### ROOF ASSESSMENT

Visual clues can indicate areas of rusted, rotted or cracked decking or structural issues from ponding water. Infrared cameras can also be used to uncover water infiltration that can not be seen.



#### TESTING

You can verify your visual findings through testing. A peel adhesion test can help determine the viability of coating solutions. Core cutting can validate the visual moisture and wind uplift testing can be used to determine the state of the membrane.



#### ANALYZE FINDINGS

With your inspection complete, it's time to determine a path forward. Roofs with low to moderate damage and saturation levels are often good candidates for roof restoration and can be a cost-effective option.



#### BUILDING CONSIDERATIONS

Some things to consider when determining the right repair include anticipated life span of the building, building use/type, expansion plans, and what time of year and where the work will be done.

# WHY RESTORE?

Your determination of the right repair method will depend on the specific circumstances of the job at hand. In situations where restoration is appropriate, you'll find some significant advantages versus re-roofing or other alternative repair measures.

## BENEFITS OF RESTORATION:

- DOES NOT LEAVE THE BUILDING INTERIOR EXPOSED
- MINIMAL DISRUPTION TO OCCUPANTS
- FASTER THAN RE-ROOFING
- COST EFFECTIVE FOR THE OWNER

FULL RESTORATION

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RECOVER

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TEAR-OFF/RE-ROOF

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## 4 STEPS OF RESTORATION



### 1. PREP

Remove any debris and cleaning the roof to prepare for the rest of the project



### 2. PRIME

Depending on the condition of the roof, a primer is applied to ensure good adhesion for patching, stain blocking, and rust inhibition



### 3. PATCH

Patching is performed to make sure all parts of the roof system are watertight

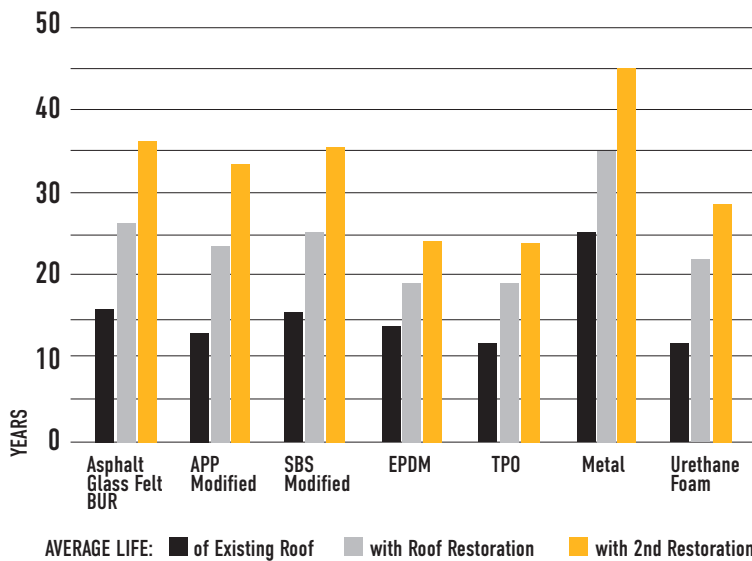


### 4. PROTECT

Coatings such as silicone, elastomeric, aluminum and asphalt can be applied to ensure long-lasting performance. All the while, regular activity inside the building can continue uninterrupted

# EXTEND THE LIFE OF YOUR ROOF

Average Life of Roof Placement vs. Restoration



When properly maintained, restoration systems can be re-installed directly over the previous system and offer extended warranties. Note: Average Life Expectancy of existing roof systems taken from Survey by Simpson, Gumpertz Heger, Restoration Based on actual field data.

## WARRANTIES

Extending the life of your roof is one of the smartest decisions an owner, facility manager or property manager can make! APOC's time tested restoration systems have been performing for decades. APOC offers a variety of warranties to its customers.

APOC warranties will vary by product, application rate, system selection, climate, roof type, condition of substrate, and other criteria. Labor & material warranties require that APOC products are installed by an APOC Certified Applicator.

Visit [www.apoc.com](http://www.apoc.com) for general guidelines for APOC warranties and to find a certified applicator.

## MAINTENANCE PROGRAM

With routine inspections and proper maintenance, your new roof will be an invaluable asset to your building. Proper maintenance procedures, regular inspection and a roof maintenance program is required by the APOC Warranty Agreement.

### LONG TERM BENEFITS:

- EXTENDING THE LIFE OF YOUR NEW ROOF SYSTEM, LOWERING THE LIFE-CYCLE COST OF ROOF REPLACEMENT
- IDENTIFYING POTENTIAL PROBLEMS BEFORE THEY CREATE DAMAGE TO OTHER PARTS OF THE BUILDING OR ITS CONTENTS
- A PLANNED, ORGANIZED APPROACH TO THE MANAGEMENT OF YOUR ROOF ASSET

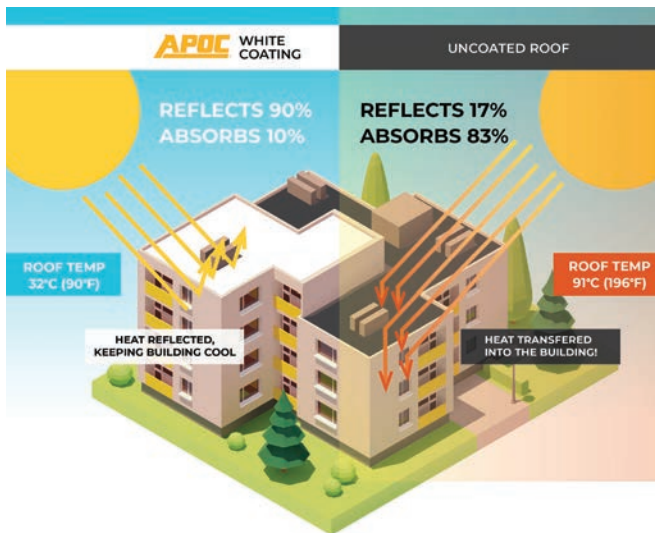


Roof inspections should be contracted with and conducted by an APOC Certified Applicator or a Registered Roof Consultant along with the building owner or maintenance personnel responsible for rooftop conditions. For more information on roof maintenance visit [www.apoc.com](http://www.apoc.com).



# COOL YOUR ROOF, LOWER ENERGY COSTS

There are several ways that roof restoration creates both instant and long-term savings for building owners and property managers. They include savings from extending roof life, tax advantages, reduction in utility and energy costs, and materials and disposal costs.



## APOC REFLECTIVE COATINGS:

- DRAMATICALLY REDUCE ROOF TEMPERATURES, THERMAL SHOCK & ROOF MAINTENANCE REQUIREMENTS
- LOWER HEAT TRANSFER TO BUILDING & IMPROVE BUILDING COMFORT
- REDUCE ENERGY CONSUMPTION
- SAVE UP TO 20% ON ANNUAL COOLING COSTS\*
- EXTEND THE LIFE OF YOUR ROOF

\*Energy savings based on estimations from Lawrence Berkeley National Laboratory Heat Island Group in Berkeley, Calif.

## ABOUT APOC

APOC is a premier manufacturer of construction and maintenance products that maximize productivity, performance and energy efficiency. We are a global producer with localized manufacturing, support and customer service and are proud to be headquartered in the USA. As one of the top producers of coatings, adhesives, sealants and construction products in the world, we have over 100 years of manufacturing experience and the financial stability you can count on.



CONTACT US FOR A ROOF EVALUATION:  
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