

REPAIRS VS REPLACEMENT: WHEN TO MAKE THE CALL?



Flat roofs are a popular choice for commercial buildings and modern homes thanks to their sleek design and space efficiency. However, when issues arise, like leaks, membrane damage, or deterioration, home and business owners often face a crucial question: repair or replace?

In this blog, we'll explore the pros and cons of flat roofing repairs and replacements and offer guidance on how to make the right call for your roof.

COMMON FLAT ROOFING ISSUES

Before diving into repairs vs. replacements, it's important to understand what can go wrong with a flat roof:

- **Cracking or blistering:** Caused by UV exposure, temperature fluctuations, or aging materials.
- **Leaks:** Often develop around seams, flashing, or roof penetrations.
- **Membrane damage:** From foot traffic, weathering, or punctures.
- **Mold or rot:** Typically a result of trapped moisture inside the roofing system.

REPAIR	REPLACE
✓ The damage is localized Small leaks, punctures, or minor membrane separations can usually be fixed without major disruption. ✓ The roof is relatively new If your flat roof is under 10 years old and has been well-maintained, a repair is typically sufficient. ✓ Budget constraints are tight If a full replacement isn't feasible right now, professional repairs can buy you more time while you plan ahead. ✓ It's a one-time issue If the problem doesn't keep recurring, repairs can extend the roof's life without major investment.	✗ Recurring leaks If new leaks keep showing up despite recent repairs, the roof system may be deteriorating overall. ✗ Structural deterioration If the decking, insulation, or underlying layers are compromised by moisture or rot, repairs won't be enough. ✗ Your roof is 15+ years old Most flat roofing materials last 15–25 years. If your roof is nearing the end of its lifespan, replacement may be the smarter long-term investment. ✗ Poor energy performance Older roofs may lack modern insulation, costing you more in heating and cooling. A new roof can dramatically improve energy efficiency.

How to Make the Call

1. **Get a professional inspection:** A licensed roofer should assess the entire roof to identify underlying issues, not just surface damage.
2. **Compare both options:** Ask for estimates on both repair and replacement to see which makes more sense financially and structurally.
3. **Consider your long-term plans:** Are you planning to sell the property? Stay long-term? The answer may influence your decision.
4. **Review warranties:** Replacements typically come with longer warranties than repairs, offering more peace of mind.

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