

RESIDENTIAL FLAT ROOFS: DURO-LAST VS. BUILT-UP ROOFING



When it comes to residential flat roofs, homeowners often find themselves choosing between modern single-ply systems and traditional multi-layer assemblies. Two of the most common options are Duro-Last® single-ply roofing and Built-Up Roofing (BUR). Each system has its strengths, ideal use cases, and cost considerations. Understanding the differences can help you make a confident, long-term decision for your home.

WHAT IS DURO-LAST ROOFING?

Duro-Last is a custom-fabricated PVC single-ply roofing system designed to fit a roof precisely. The membrane is hot air welded at the seams, creating a watertight surface that is highly resistant to leaks.

Pros of Duro-Last Roofing

- Custom fit: Sheets are prefabricated to match the roof's dimensions, reducing on-site seams.
- Highly waterproof: Heat-welded seams are stronger than the membrane itself.
- Energy efficient: White, reflective surface helps reduce heat absorption and cooling costs.
- Low maintenance: Fewer layers and seams mean fewer problem areas over time.
- Long lifespan: Often lasts 20–30 years with proper installation.

Cons of Duro-Last Roofing

- Higher upfront cost: Materials and certified installation can cost more initially.
- Professional installation required: Must be installed by trained contractors to maintain warranty coverage.
- Less traditional appearance: Some homeowners prefer the classic look of gravel roofs.

WHAT IS BUILT-UP ROOFING?

Built-Up Roofing is one of the oldest and most proven flat-roof systems, made by alternating layers of asphalt (bitumen) and reinforcing fabrics, finished with a top layer of gravel or a protective coating.

Pros of Built-Up Roofing

- Proven durability: A time-tested system with decades of reliable performance.
- Excellent waterproofing: Multiple layers provide strong protection against leaks.
- Good insulation and sound reduction: Thick layers help dampen noise and regulate temperature.
- Lower material cost: Often less expensive upfront compared to single-ply systems.

Cons of Built-Up Roofing

- Heavier system: May require structural evaluation for some homes.
- Longer installation time: Layer-by-layer installation is labor-intensive.
- More maintenance: Cracks, blisters, or gravel displacement may need attention over time.
- Less energy efficient: Dark surfaces absorb heat unless coated with a reflective layer.

DURO-LAST vs. BUILT-UP ROOFING

FOR RESIDENTIAL FLAT ROOFS

Duro-Last Roofing

Single-Ply PVC Membrane
Custom-Fabricated & Heat-Welded

- ✓ Low Maintenance
- ☀ Energy Efficient
- ✓ Long-Lasting Performance



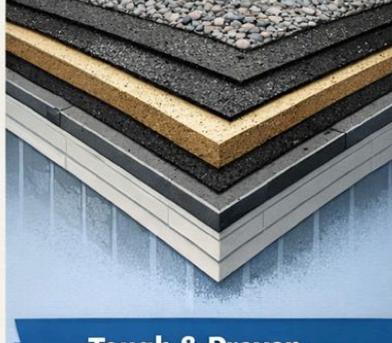
Modern & Efficient

Custom Fit & Low Upkeep

Built-Up Roofing

Multiple Layers of Asphalt & Gravel
Traditional, Multi-Layer System

- 💧 Strong Leak Protection
- 🛡 Good Insulation
- 💰 Lower Initial Cost



Tough & Proven

Thick & Cost-Effective

WHICH FLAT ROOF IS RIGHT FOR YOUR HOME?

The right choice depends on your priorities:

- Choose Duro-Last if you want a low-maintenance, energy-efficient roof with long-term performance and a clean, modern appearance.
- Choose Built-Up Roofing if you value a traditional system, want strong multi-layer protection, and are working within a tighter initial budget.

Climate, roof structure, and long-term ownership plans also play an important role. A professional roofing inspection can help determine which system best fits your home.

FINAL THOUGHTS

Both Duro-Last and Built-Up Roofing are reliable options for residential flat roofs when installed correctly. The key difference lies in modern efficiency versus traditional durability. By weighing upfront costs against maintenance, lifespan, and energy savings, homeowners can select a flat roofing system that delivers peace of mind for years to come.

If you're considering a flat roof replacement or upgrade, consulting with an experienced roofing professional is the best next step.



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