

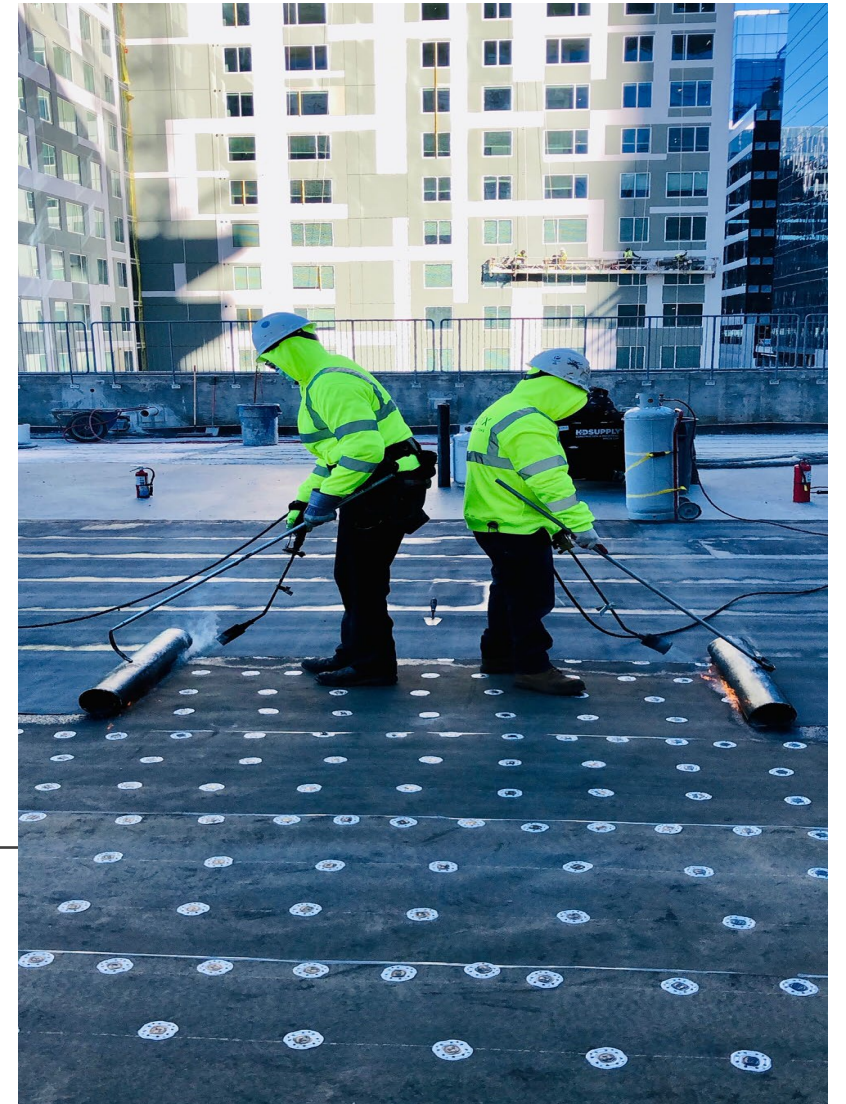


**BOMA Georgia**

Let's Learn About Roofs

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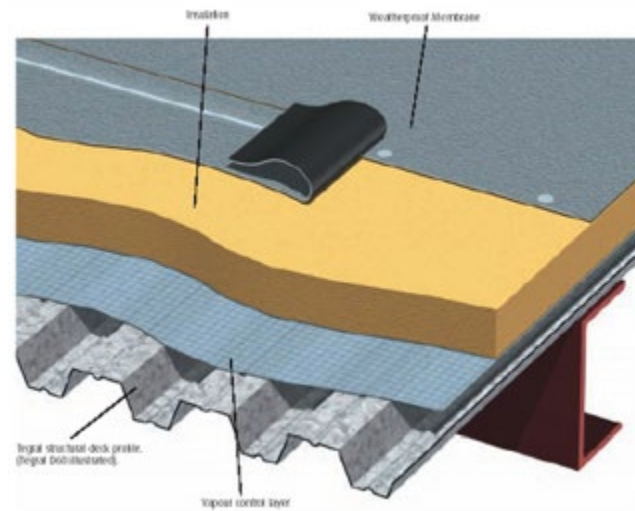
**ZURIX**  
ROOFING SYSTEMS



# Roof Elements

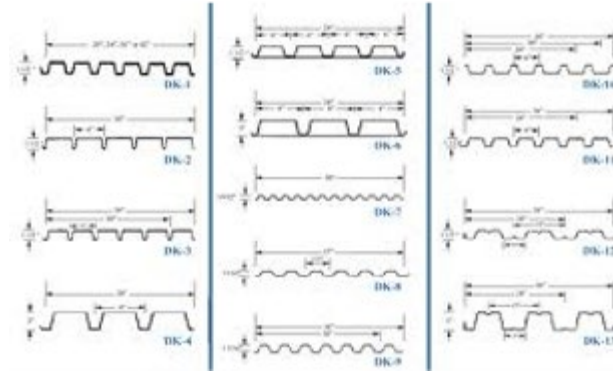
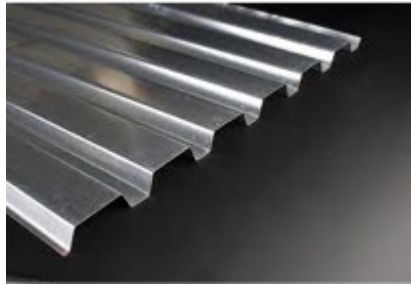
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- Deck
- Insulation
- Membranes
- Penetrations
- Flashings



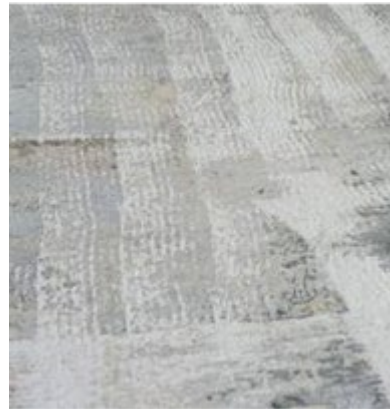
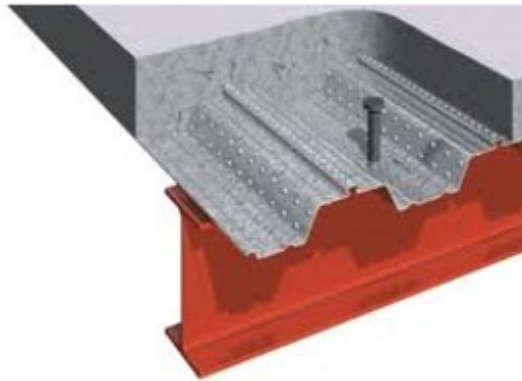
# Roof Decks - Metal

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# Roof Decks – Structural Concrete

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# Roof Decks – Lightweight Concrete

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# Roof Decks - Gypsum

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# Roof Decks – Cementitious Wood Fiber (Tectum)

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# Roof Decks - Wood

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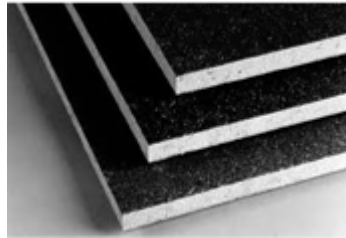
# Roof Insulation

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Isocyanurate Insulation (ISO)



Perlite (Fesco Insulation)



Gypsum Recovery Board



# Roof Membrane...

## What are the options?

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TPO/PVC



EPDM



Modified Bitumen



Asphalt



# Gravel Surfaced built-up roof

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# Modified Bitumen

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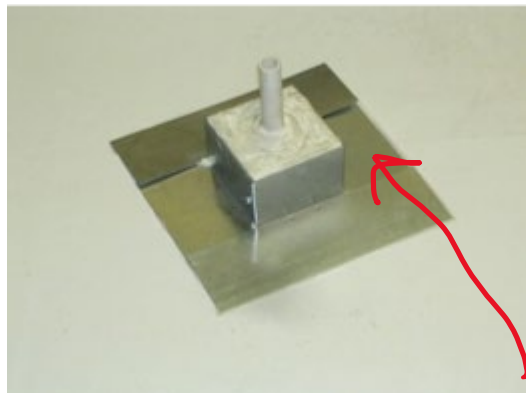


# Roof Flashing

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**Basic Definition:** A vertical component at a membrane termination that transfers water back onto the surface of the membrane or to drainage

Counter Flashing (Cap Flashing)



Base Flashing

Penetration Flashing (Pitch Pan)

# Leak management checklist



Last rain?



Map location



Evaluate non-roofing contributors



Warranty coverage



Call trusted roofer



Evaluate, repair and log

# Inspections: the first step



Perform regularly



Follow manufacturer  
guidelines



Complete and log  
results and repairs

# Preventative maintenance: focus on process



Have a schedule

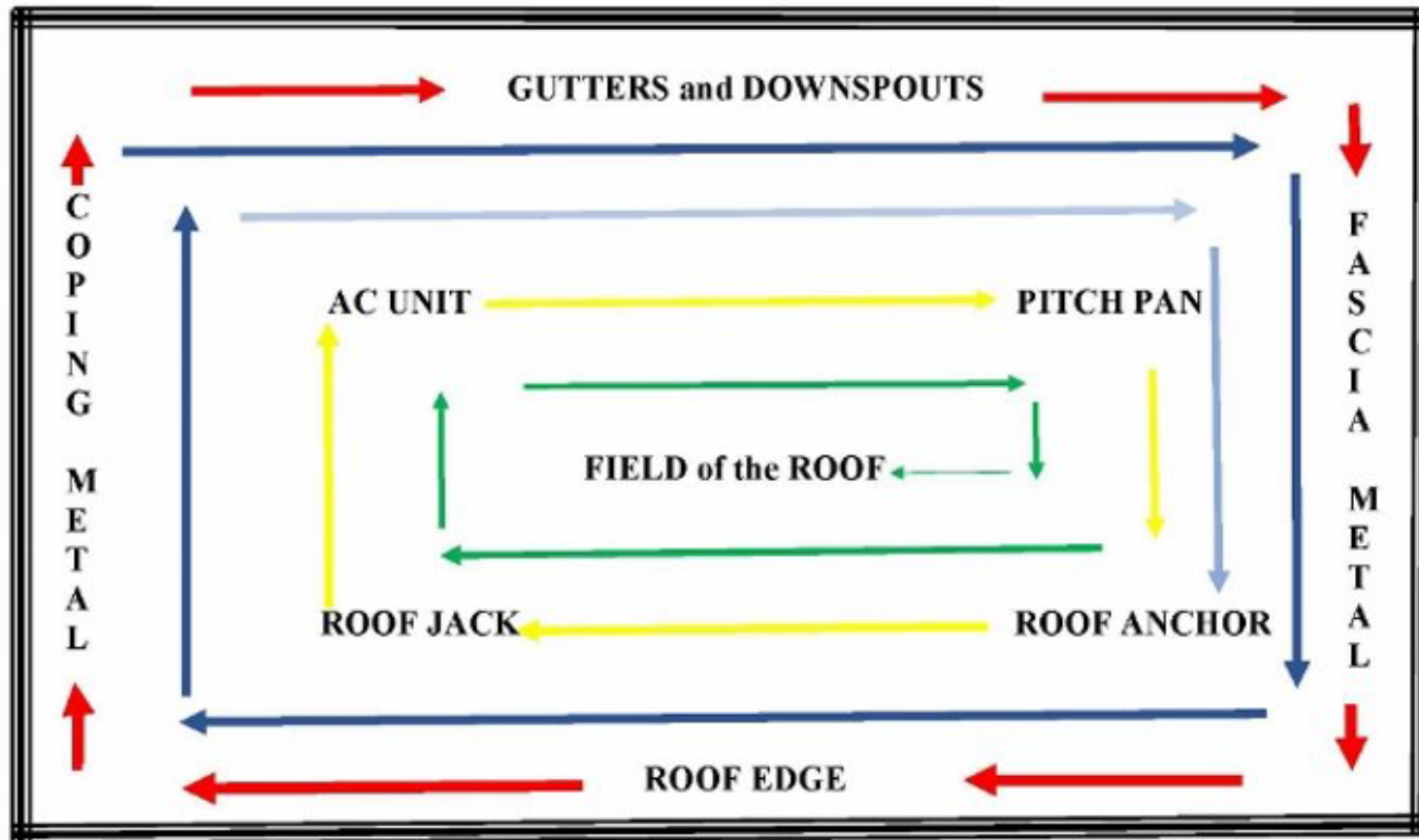


Clean, caulk and seal



Log per warranty  
requirements

# Out-to-in survey



# Repairs: not all created equal



Use like materials



Consider aesthetics



Understand  
workmanship warranties

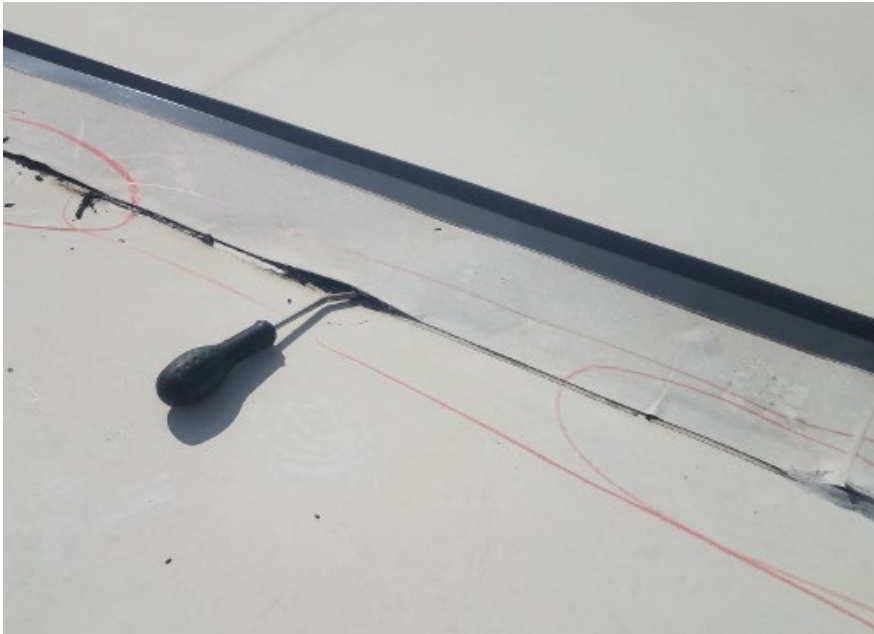


Log repairs



# Ballasted EPDM

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# Thermoplastic Membrane

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# Modified Bitumen /BUR

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# Budgeting for the Roof

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Sample Line items:

1. Annual Roof Inspections (important to ensure predicted life span)
2. Required Warranty Inspections (varies by roof type and manufacturer)
3. Preventative Maintenance (generally completed during annual roof inspection)
4. Roof Cleaning (required to maintain reflectivity of cool roof systems (TPO))
5. Reserve for Unforeseen Repairs (weather related: hail wind damage, etc. Unattended damage by service personnel, HVAC, satellite, etc)
6. Reserve for Roof Replacement (based on the predicted roof life span.)

Please contact  
us for any  
roofing  
questions.

Thanks,  
John Harcourt  
Owner/Partner

[John@zurixroof.com](mailto:John@zurixroof.com)

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**ZURIX**  
ROOFING SYSTEMS

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