



## **Roof Repair and Maintenance - Pro Tip from Sven** **– Maintaining and Projecting the Asset**

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Residential Rental Property maintenance is important. Not just repairing things that break or are at the end of their useful life, but also being proactive on other components of the asset. My maintenance lead Sven likes to be proactive as it saves owners money while ensuring a good quality of life for tenants.

Investment properties are expensive assets for homeowners and or investors so why wouldn't you be proactive in their maintenance. For example, roofs are expensive, sometimes they need to be replaced. One should do so when their maintenance costs start to cost close to replacement cost. Sven knows that NM's climate of hot and dry air various sealers, caulking, adhesives, etc. tend to dry out and need replacement every 2 to 4 years on the average with maintenance. These components are part of the roof, yet not the shingles, T&G or TPO, etc.

Failure to repair and or replace roofs can result in leaks into the property. Over time this can cause damage and or mold leading to costs to remove the mold, repair the structure, etc. Roofs can be repaired or maintained to as to eliminate the chance of leaks and to extending their life perhaps prolonging the replacement expense for a long time. These materials are used all over on all types of roofs in New Mexico. Here's what they do to extend roof life and prevent leaks.

- Detail all pipes, penetrations and canals as needed.
- Seal all lap joints and tops of parapet wall flashings as needed.
- Seal corners of skylights as needed.
- All detail and sealing work will be done using a multi-layer system of plastic cement and fiberglass membrane.
- Apply aluminum coating to all new detail work and seals.

But no means does this list include all of the maintenance to be done for roofs. Different styles of roofs may have other needs in maintenance. So, make sure you have a great roofer for all kinds of roofs – both new and repairs.

Sven is very good at not just performing work orders but also proactive maintenance of the asset of the owner. If you need a great property manager that has a great handy guy like Sven, call me.