

# BEAT THE RAINS!!!

Re-Roof Summertime before the Pre-Rains & Rainy Season Frenzy...

Southern California's weather this last decade has been mostly undependable except for June, July, and August when it's extremely rare to get rain. Experienced Roofing Professionals know that even though a Summertime rain event is rare, Mother Nature can be temperamental and surprise us with an a.m. drizzle, light shower or even rain, especially if it's a hot and humid pattern, like New York or Florida's heatwave with humidity conditions. Surprisingly, even a fifteen-minute rain can gut a home, apartment or commercial building's contents.

Any Roofing Contractor with half a brain knows to tarp a roof with rain predicted on the local news, BUT a veteran or expert in the roofing biz never lets his or her guard down, always looking for a brewing weather pattern that could possibly bring rain in 1-3 days. Most roofers do the bigger strip offs in Summertime, as a large section takes several days to strip and dry weather provides an uninterrupted flow of work. Whereas a 20,000 square foot building during the rainy season would conservatively be stripped, let's say 5 or 10,000 square feet at a time (in up to four phases), warmer weather can allow for large sections to be stripped in only one to two phases. A seasoned and cautious roofing contractor has learned with time to predict Mother Nature's moodiness, and prevents costly damage from rain, regardless of the calendar month.

In addition to an unexpected summer rain, summertime HEAT also presents challenges to any roofing project. On a 90-100 degree day (ground temp), roof top temps usually average 150-160 degrees or 50% hotter roof temperatures. Imagine stripping off several layers of old composition shingles or 2-3-4 layers of rolled roofing under such conditions. For the Professionally Trained Roofer, extreme heat is always a concern, but for novices, it can be a serious safety issue. Royal Roofing Company takes several precautions to keep our crews and foremen safe. For one, we provide each crew with heavy duty pop-up tents to use roof-top on flat roofs, as there is otherwise no shade to duck under. These "cabanas" reduce temps by up to 25-30 degrees, so a 10-20 minute "Cool Down Break" is a very effective tool to keep each crew safe from sun stroke, in addition to having a shady space for their lunch break. Keeping the crews properly hydrated may seem like a no-brainer, just by having plenty of fluids available, but Royal Roofing's guard is always up, knowing that cool or tepid vs. ice cold water is better, and watching for any signs of heat-related issues.

While Summertime re-roof prices do inch a bit higher due to increased labor costs of working on roofs in blistering heat, the risk of water damage during a rainy season is largely eliminated. The additional phases of strip off, re-roof and sometimes tarping required during wet months make the warmer months the best time to re-roof. This time of year is also ideal for roof maintenance or for an Acrylic or Silicone "Snow White" Elastomeric Roof Restoration Coating for your low slope or flat roof (that's still in good condition). These work like industrial suntan lotion for your roof to rejuvenate the rolled roofing surface while reflecting

90-95% of the heat. They provide a trifecta of additional waterproofing, cooling the 2<sup>nd</sup> story interiors and extending the life of your roof.

So, is preparing for Mother Nature's whims regarding rain or heat the only safeguards against potential problems? Definitely not! Property owners and managers must do their homework when researching prospective Roofing Contractors' credentials and hopefully "long standing pedigrees" in the local Roofing Industry. Verifying third party documentation is a must to ensure you will be protected. Checking the true age of a roofing contractor's license with the California State License Board vs. a tagline on the roofer's paperwork about their years in business can be a real eye-opener. Citations or complaints found on this site can make for some good reading as well. Requiring proof from your contractor of being Licensed, Bonded & Insured is yet another step that shouldn't be missed to avoid having no recourse should a job go bad.

### **About the Author**

Roofing 101 is a pioneering educational resource focused on empowering property owners and managers to make informed choices for their roofing needs. For residential and commercial buildings alike, Roofing 101 levels the playing field by revealing the closely-guarded insights most contractors choose not to disclose to their customers. By sharing decades of experience through this platform, the Roofing 101 team fosters better service, happier customers, and cost savings across the roofing industry.

Roofing 101 is provided by Royal Roofing Company and led by Owner and industry veteran Steve Pinkus. Whether you're getting started or already have bids in hand, you should include Royal Roofing Company in every roofing project. Royal Roofing Company has stayed in continuous business for nearly 40 years in Southern California under the same license. That's because they only hire the "best of the best" roofers and use the finest quality materials. They maintain the highest level of business integrity, as proven by their 38-year CSLB license that stands without a single violation, citation, or disciplinary action.

For more resources or to schedule your free estimate, visit <https://royalroofing.com/>, call their office at 562-928-1200, or reach out to Steve directly at 213-305-0277 and [steve@royalroofing.com](mailto:steve@royalroofing.com). Mention "Roofing 101" to your Royal Roofing Company specialist to receive an exclusive 10% discount on your roof up to -\$1,000.