
Roofing 101 Series: Restoration Coatings

Industrial Suntan Lotion

Authored by Steve Pinkus, Owner of Royal Roofing Company

The phrase “out with the old and in with the new” sounds great at first, but new often equates to expensive. On the other hand, doing nothing doesn’t help, and ongoing maintenance only works for so long.

If you qualify, a full roof replacement can often be avoided with a roof restoration coating. If your roof is tired from battling the elements, you can likely bring new life to it with a rejuvenating system. A variety of coating options can be used in a restoration that is like a spa day for your roof. They revitalize in the short term, and in some instances, you’ll never have to replace your roof again.

They work by creating a seamless “monolithic” seal over your existing roof membrane. After a primer coat is applied, a thick, liquid coating is either rolled or sprayed on. As it dries, it soaks into the surface of your roof, filling in cracks and loose seams to create a waterproof barrier.

If your roof is approaching 10 years old, or if it is newer and tenants are complaining about interior heat in summer months, a restoration coating can add another 10+ years of longevity and even permanently extend its life. Two of the most popular coatings on the market are acrylic and silicone based. While they aim for the same goal, they have important differences and uses.

Acrylic Coatings -- The Original

Acrylic-based coatings are one of the most popular ways to restore your roof and protect it from harmful UV rays. They are highly reflective, easy to apply, and a cost effective solution for a tired roof in need of care. Further, they are VOC-compliant, meaning they will not bother tenants and neighbors with a harsh smell while being applied.

At the same time, acrylic coatings are not the right fit for every roof. Despite being meant to protect your building from the weather, they oxidize over time and are not 100% waterproof in the long run. After being applied, these coatings can still re-emulsify when exposed to water, making them slowly wash away. They can lose a few millimeters of thickness each year, and if you were to peek at your roof after rainfall, you may even see it dissolving into small pools of what looks like watered-down skim milk.

Having a sloped metal roof mitigates this significantly, but if you have a flat roof that is susceptible to ponding water forming when it rains, acrylic coatings are not an ideal restoration solution in the long run.

Silicone Coatings -- Gold Standard

With technological advances over the years, silicone-based roof coatings have emerged as the best option for most situations. Unlike the acrylic option, the siliconized version is permanent and will not wear down over time, even in the face of both UV rays and rain.

Much like acrylic coatings, silicone-based coatings form a highly reflective, seamless, and flexible membrane. Being thicker than other coatings, the rubberized silicone liquid can be tougher to apply. BUT, the “juice is worth the squeeze” with siliconized roof coatings. For flat and low slope roofs, these coatings pay for themselves multiple times over with how much longevity they get you.

You need a reputable roofing contractor to advise if your roof is healthy enough for a restoration coating. Whichever you choose, or if you replace your roof altogether, the job will only be as good as the contractor that installs it. Reach out to Royal Roofing Company for a free consultation regardless of if you are just getting started or already have bids in hand.

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. Mention “Roofing 101” to your Royal Roofing Company specialist to receive an exclusive 10% discount on your roof up to -\$1,000.