



Roof/Top/Topics

In This Issue...Paint and Waterproofing

Property managers routinely demonstrate a lack of sufficient understanding about paint and painting. Improper paint maintenance can cost a lot of money and even create leaks in a building.

The front of this shopping center (below) had continual leaks right at the front wall. It was assumed that the roofs on either side of the wall were causing the leaks. (There is a second roof, out of view, at the top of the wall on the backside.) A visual inspection of the wall showed only a few minor cracks here and there, but not enough to account for the leaks. A painting contractor was contracted to water test the walls and the flashing points where the roofs terminated on the walls. He quickly discovered the problem. The paint had been improperly applied and had not bonded to the concrete. Water was passing through the paint and then sliding down into the building. Once the wall was cleaned, sealed, primed properly and then painted the leaks stopped.



So, improper painting can create a waterproofing problem. There are other ways that improper painting can create un-needed expenses.



The staining on the side wall of this shopping center will necessitate the repainting of the wall. The cause of the stains is shown below.



Field painted, galvanized copings will rust and if the tops are not properly treated the rust will roll over and stain the side of the building. We have even seen painters repaint stained walls and still not paint the tops of the rusted copings. It is not standard practice for painters to paint the horizontal surfaces on copings (or the outside lips of gutters). You must specifically require it or it will not normally be done. Failure to do so is almost always a mistake.