WHITE PAPER

IB Roof Systems®

RESTORATION ELIGIBILITY GUIDE

Could Your Roof Be Restored Instead of Replaced?

Eight Critical Questions Every Building Owner Should Ask Before Investing in a New Roof

Advanced Diagnostics. Data-Driven Decisions. Smarter Capital Planning.



Architects • Specifiers • Facility Managers • Property Owners • Capital Planning Executives

IB Roof Systems®

BEFORE YOU REPLACE YOUR ROOF, GET THE FACTS.

RESTORATION COULD BE THE BETTER INVESTMENT.

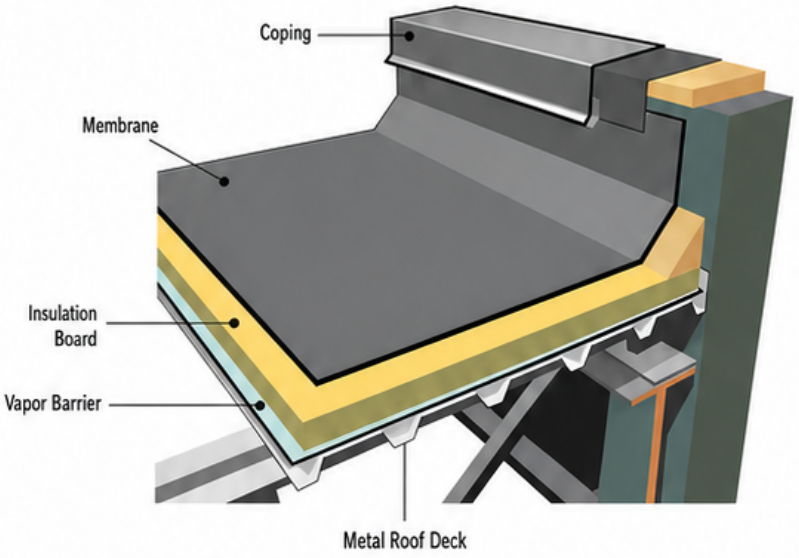
When a roof begins showing signs of age, leaks, or deterioration, replacement is often assumed to be the only option.

In reality, many roofing systems can be successfully restored when supported by the right technical data and building conditions.

The challenge is determining whether your roof qualifies.

A comprehensive restoration evaluation goes far beyond a visual inspection. Through advanced diagnostics, material testing, and moisture analysis, roofing professionals can accurately determine the condition of your existing roof system and identify the most cost-effective path forward.

The result is a decision based on facts—not assumptions.



1 WHAT TYPE OF ROOFING SYSTEM DO I HAVE?

Understanding how your roof was originally constructed is the first step in determining restoration eligibility.

Core samples and system analysis reveal critical information including:

- Roof deck type
- Vapor retarder presence
- Insulation type and thickness
- Existing membrane composition
- Overall roof assembly configuration

These findings help determine which restoration systems are compatible with your existing roof.

Single-ply membranes, modified bitumen systems, built-up roofs (BUR), and metal roofing systems are often excellent candidates for restoration when underlying conditions remain sound.

2 DOES MY EXISTING ROOF STILL HAVE STRUCTURAL INTEGRITY?

A roofing system experiences continuous stress from thermal movement, wind uplift, precipitation, and seasonal expansion and contraction.

Over time, these forces can impact performance and durability.

Diagnostic testing helps determine whether sufficient strength remains within the existing system.

Laboratory analysis may include:

TENSILE STRENGTH TESTING
Measures the membrane's ability to withstand stress and loading.

ELASTICITY TESTING
Determines whether roofing materials can flex and recover without failure.

ADHESION TESTING
Evaluates how effectively roofing layers remain bonded together.

Many aging roofs continue to perform exceptionally well in these tests, making restoration a viable and financially attractive solution.

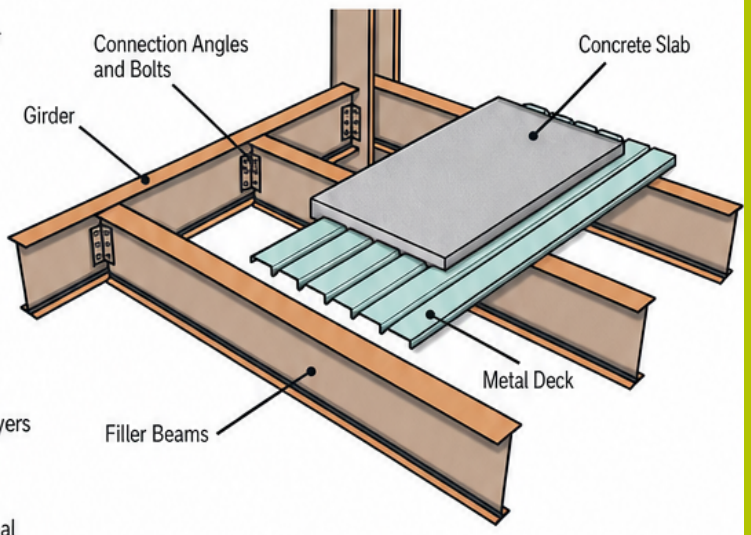
3 Is the Roof Deck in Good Condition?

The roof deck serves as the structural foundation of the entire roofing assembly.

Whether constructed from steel, concrete, gypsum, or wood, its condition must be thoroughly evaluated before restoration can proceed.

Inspection may reveal:

- Structural deterioration
- Moisture intrusion
- Corrosion or decay
- Load-bearing concerns



Undetected moisture can migrate through roofing layers and become trapped within the system, potentially compromising the deck itself.

When necessary, structural analysis provides additional confidence that the roof can continue supporting both existing and future roofing components.

A sound deck is one of the strongest indicators that restoration may be possible.

4 How Many Roofing Systems Already Exist?

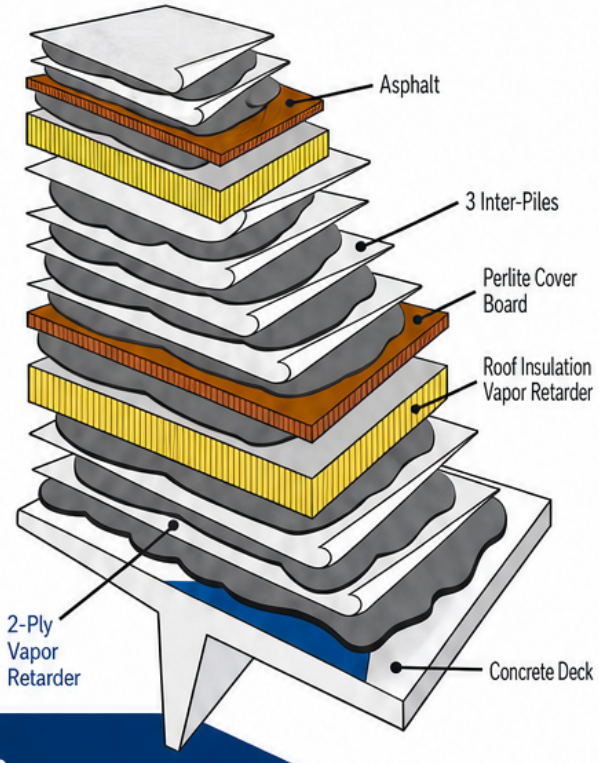
Building codes and structural limitations often influence restoration eligibility.

If multiple roofing systems have already been installed over the original roof, several factors must be reviewed:

- Existing roof count
- Total roof assembly weight
- Structural capacity
- Installation quality of previous roofing systems
- Material compatibility

While these conditions require careful analysis, they do not automatically eliminate restoration as an option.

In many cases, a properly engineered restoration strategy can overcome these challenges while delivering significant savings compared to a full tear-off and replacement.

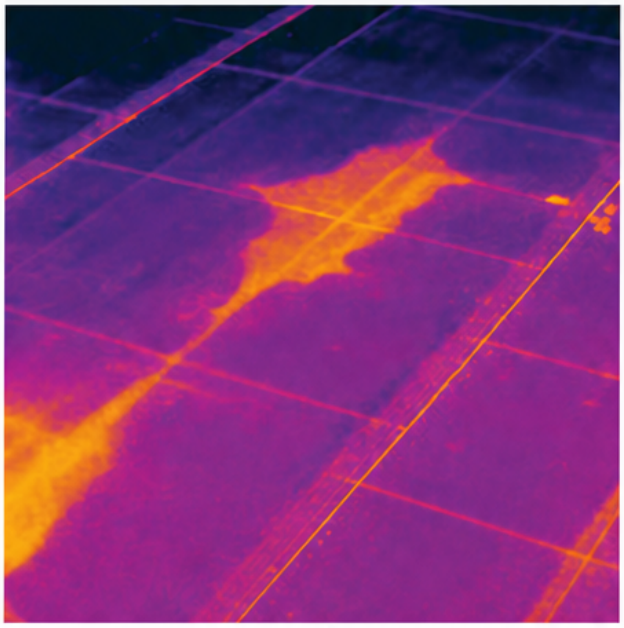


Smart Roofing Decisions Require More Than a Visual Inspection.

Today's most advanced diagnostic technologies provide a level of insight that simply wasn't available a generation ago.

The better the data, the better the decision.

5 IS MOISTURE TRAPPED INSIDE THE ROOF SYSTEM?



One of the most important factors in restoration eligibility is determining whether insulation remains dry. Even when the roof membrane appears intact, hidden moisture may exist beneath the surface. Advanced testing methods help identify exactly where moisture is located.

INFRARED MOISTURE SURVEYS

Nighttime infrared imaging detects temperature variations that reveal trapped moisture and hidden defects.

DRONE-BASED THERMAL IMAGING

Ideal for large facilities and difficult-to-access structures, drones rapidly collect thermal data across extensive roof and wall surfaces.

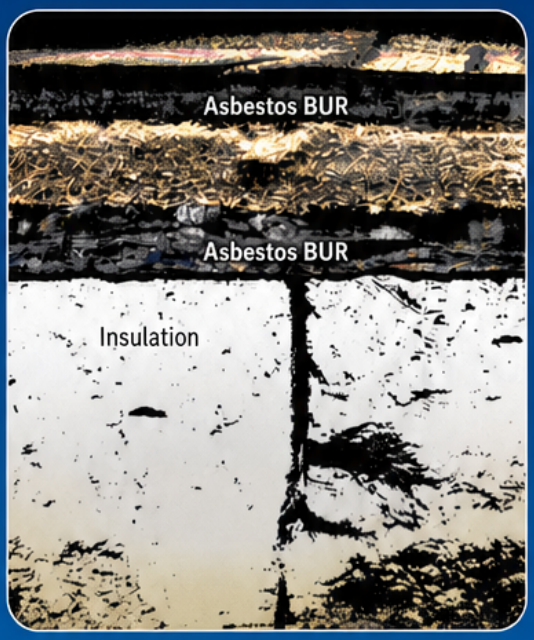
NUCLEAR MOISTURE TESTING

Highly accurate nuclear scanning can identify moisture conditions deep within the roof assembly, providing critical information for restoration planning.

These technologies often allow damaged areas to be isolated and repaired while preserving large sections of dry, functional insulation—creating substantial cost savings.

6 DOES THE EXISTING ROOF CONTAIN ASBESTOS?

- Older built-up roofing systems frequently contain asbestos materials within roofing plies, flashings, or mastics.
- If asbestos is present, restoration may provide an important advantage.
- Rather than incurring the significant cost and disruption associated with removal and disposal, qualifying restoration systems can encapsulate existing asbestos-containing materials in accordance with accepted industry practices.
- Core sampling and accredited laboratory testing are essential for determining asbestos presence and developing the appropriate remediation strategy.
- For many facilities, restoration can dramatically reduce project costs while minimizing environmental impact.



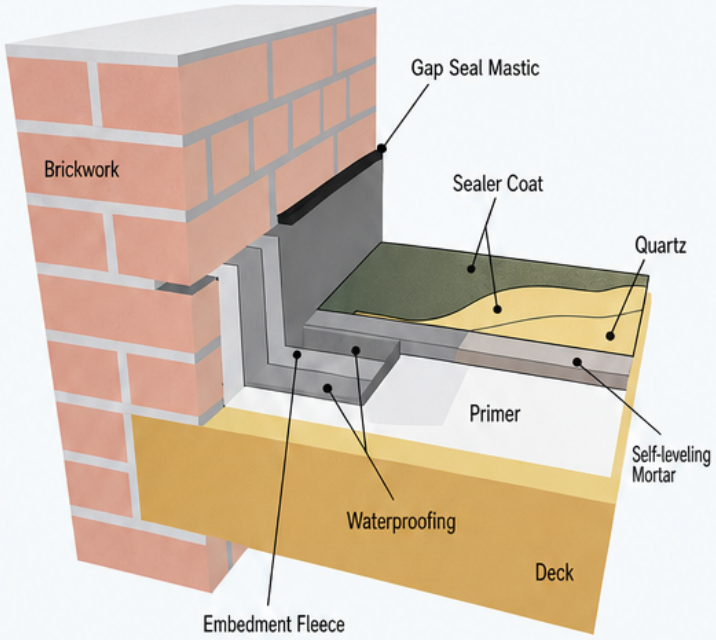
7 COULD MASONRY CONDITIONS BE CONTRIBUTING TO LEAKS?

Not every building leak originates from the roof itself.

Parapet walls, masonry transitions, chimneys, penthouses, and rooftop access structures frequently allow water intrusion that can be mistaken for roofing failure.

Before any restoration or replacement project begins, adjacent building components should be evaluated to identify:

- Porous masonry
- Cracked mortar joints
- Failed sealants
- Water infiltration pathways



Advanced testing methods including infrared imaging and RILEM water absorption testing help identify hidden moisture sources and prevent costly misdiagnosis.

Addressing these issues protects the effectiveness of the entire roofing investment.



8 WHAT ARE THE REAL BENEFITS OF RESTORATION COMPARED TO REPLACEMENT?

Every roof is different. However, when a roof qualifies for restoration, the advantages can be substantial.

SIGNIFICANT COST SAVINGS
Many restoration projects cost up to 50% less than full replacement.

REDUCED BUSINESS DISRUPTION
Avoiding a complete tear-off minimizes impact on operations, occupants, and facility productivity.

FASTER PROJECT COMPLETION
Restoration systems are typically installed more efficiently than replacement roofing systems.

SUSTAINABILITY BENEFITS
Restoration dramatically reduces landfill waste and supports environmental stewardship initiatives.

OCCUPANT-FRIENDLY INSTALLATION
Low-odor and no-odor restoration technologies help protect sensitive environments including healthcare, education, manufacturing, and occupied commercial facilities.

FLEXIBLE BUDGETING OPPORTUNITIES
Many restoration projects may qualify as maintenance or operational expenditures rather than large capital investments.

GET THE FACTS BEFORE YOU MAKE A MAJOR INVESTMENT.

The cost of advanced roof diagnostics is small compared to the potential savings restoration can provide. For many buildings, comprehensive testing can reveal opportunities to extend roof life, reduce capital expenditures, improve sustainability, and avoid unnecessary replacement.

THE SMARTEST ROOFING DECISIONS BEGIN WITH ACCURATE DATA.

IB Roof Systems

Advanced Diagnostics Drive Better Roofing Decisions

Restoration eligibility cannot be determined through visual inspection alone.

IB Roof Systems utilizes advanced diagnostic technologies to provide objective, data-driven recommendations.



Core Sample Analysis

Understand exactly how the roof assembly was constructed and assess material condition.



Moisture Probe Testing

Identify hidden moisture conditions that impact restoration viability.



Infrared Moisture Surveys

Locate trapped moisture, membrane deficiencies, and hidden leak pathways.



Nuclear Moisture Testing

Obtain highly accurate moisture readings throughout the roofing assembly.



When combined, these technologies create a comprehensive understanding of your roof's condition—allowing building owners to make informed, confident decisions.

IB Roof Systems

Why Invest in a Full Roof Replacement

If Restoration Is Still an Option?



A properly engineered restoration system can help extend roof life, reduce costs, improve energy performance, support sustainability initiatives, and provide long-term warranty protection.

The first step is determining whether your roof qualifies.

IB Roof Systems®

Trusted Roofing Intelligence

Starts with IB Roof Systems



Data Driven Assessments

- **DATA-DRIVEN ASSESSMENTS**
- **ADVANCED DIAGNOSTICS**
- **OBJECTIVE RECOMMENDATIONS**
- **CONFIDENT DECISIONS**

At IB Roof Systems, we believe building owners deserve facts before making major roofing investments.

Our restoration specialists use advanced diagnostics, laboratory testing, moisture analysis, and decades of roofing expertise to determine whether restoration or replacement is the most appropriate solution for your facility.

Rather than promoting a one-size-fits-all approach, we provide objective, data-driven recommendations that help facility managers, property owners, consultants, architects, and specifiers make informed decisions with confidence.

- If restoration is viable, **we'll show you why.**
- If replacement is necessary, **we'll show you that too.**
- Either way, you'll have the technical insight needed to protect your building, your budget, and your long-term asset management strategy.

Request a Roof Restoration Eligibility Assessment

Discover whether your commercial or industrial roof can be restored before committing to replacement.

Visit: ibroof.com

Roofing Advisory Team: 888.657.7752

506 E. Dallas Road, Suite 300
Grapevine, TX 76051



NATIONWIDE PRESENCE. LOCAL SERVICE.

With over 100+ locations across the U.S., IB Roof Systems delivers responsive service and proven solutions—wherever you are.

PROVEN SOLUTIONS | EXPERT SUPPORT | TRUSTED PARTNERSHIPS | LOCAL PRESENCE

IB Roof Systems®

IB ROOF SYSTEMS
506 E. Dallas Rd., Suite 300 | Grapevine, TX 76051
IBROOF.COM | 800.426.1626