

Prevent tree and roof conflicts with pre-planning, maintenance



Occasionally roofs and trees do not see eye to eye on who belongs where. That is when you or your grounds and building manager are forced to referee the conflicts. Neither combatant will relent, so the best compromise usually involves making the irresistible force of the tree yield to the immovable object...the roof.

Under planned maintenance, this seldom becomes a problem. It is when the tree or the roof hasn't been properly cared for in a long time that

the referee's decision is tough to make.

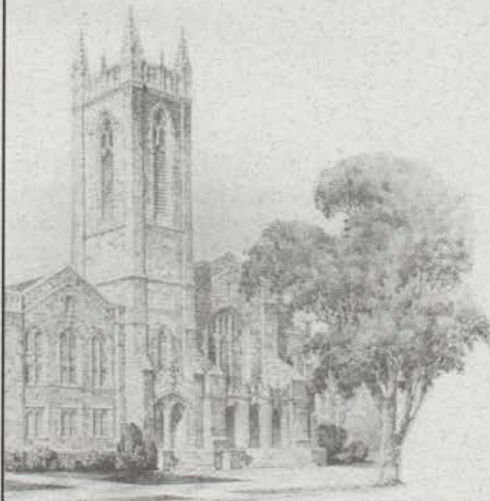
And the time to put on your referee's hat is now--before winter wind, snow and ice make the decisions for you. We recommend regular inspections and maintenance of both your roof and trees. Anticipation of tree/roof problems can save you money and headaches.

It is when nobody looks at the roof for a long time that tree influence isn't noticed in time for a quick, easy fix. If you wait too long, those swaying tree branches moving

relentlessly with every breeze will begin to eat grooves and nicks into the roofing material, until water finds its way into the building. Worse yet, an insecure branch hanging over a roof may fall down in a bad storm or succumb to the weight of all that beautiful ice and snow.

Some mischievous trees dump seeds, twigs, fruit, nuts and leaves into the gutters. Depending on the season and the species of the tree, this can cause either gradual restriction of water flow into the downspouts or outright blockage. With nowhere else

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The Foundry Church was built in 1908.

Wagner restores roof on Foundry Church

Wagner Roofing recently began one of the biggest slate jobs in its 80-year history for the Foundry United Methodist Church, the church where the Clintons attend services.

The building, located at 16th and P streets, will be reroofed with 13,000 square feet of Buckingham slate, a premium-grade slate from Buckingham County, Virginia. Restorers have determined this slate to be equal to the church's original, put on when the building was constructed almost 90 years ago.

The Foundry Church also needs new lead-coated copper cornices and gutters, which Wagner Roofing will fabricate in its shop. Wagner also will do standing seam roofing, and skylight, brick, and stone restoration.

So drive by and see us in action. The job will continue through the spring of 1995.

WAGNER ROOFING COMPANY

since 1914

4909 46th Avenue

Hyattsville, Maryland 20781

(301) 927-9030 Fax (301) 927-3505

Charles E. Wagner, President Sheila Wagner, Vice President

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to go, Murphy's Law determines where all that errant water is going to end up, and it usually isn't a pretty sight.

Tall trees are wonderful for providing cool shade in summer. Sometimes they deliver too much of a good thing, creating a constantly damp environment that attracts unsightly and damaging mold, fungus and mildew growth on the roof and anywhere within the shady area.

No doubt the key to avoiding these often disastrous problems is to work closely with both your roofing and tree contractors. Regular, thorough roofing inspections will keep you constantly updated on the condition of your roof and the possible negative influences from nearby trees. Roof inspectors should be able to detect the presence of mold or mildew caused by too much shadiness as well as keep you apprised of trees' growing proximity to your roof.



Homeowners should pay close attention to trees growing near their homes.

Many times roofers will recommend that you contact a certified tree company to prune back branches rubbing against buildings or remove heavy ones that may pose a threat in a storm. Trees with thick, heavy crowns may need to be thinned out to allow sunlight penetration, which will discourage fungal growth. Professional advice from both your tree and roofing companies will allow you to make effective, informed decisions about tree/roof issues.

Roofers and arborists often communicate because, after all, who else sees what they do? But, as a homeowner or property manager, it is your responsibility to bring in the roofers and arborists--make sure they have a chance to spot tree/roof problems before the problems occur. Don't wait. Snow and ice could be on the way.

Do You Take Visa?

The Treasury Department recently employed Wagner Roofing to do repairs to its headquarters on Fifteenth Street and Pennsylvania Avenue Northwest.

But an engineer for the square block building was concerned about

how the department would pay for the job. It seems the Treasury--our government's pocketbook--likes to use Visa. And that was a condition of the job. The Treasury Department wouldn't pay cash at all...credit card only.

Luckily, Wagner accepts Visa. So we got the job.



MESSAGE FROM THE PRESIDENT

Many thanks to all our customers for a great year--our most successful of the 1990s. We have worked to continue to improve our efficiency in the office as well as our service to you. We have also tried hard to provide a quality working environment for our employees by offering improved benefits, both for their health and retirement. We hope that these efforts will translate to continuing good, solid roofing work for you.

In Our Words

This year we sadly said good bye to one of our most valued employees, Israel Shimberg, 54, who died in October of cancer. He fought this cancer as hard and as intensely as he dealt with everyday life. His wife said that he did not give up, even while he was in a coma.

A highly skilled and inventive sheet metal man, Israel was known for his exceptional abilities and strong work ethic. Even as he got older, Israel set a work pace that few apprentices could follow.

In 1977 Israel immigrated from Russia with his sheet metal tools and little else. Several years after his arrival in the United States, Israel was hired by Wagner Roofing Company. He was a tough task master, a skilled leader and teacher on the roof, and an expert in the sheet metal shop. He could make anything in metal. If he had not fabricated it before, he would figure out a way. He would be the first one in the boss's office the next day with the solution and method.

Most recently, Israel worked on the Franklin School (featured in our last newsletter), fabricating elaborate cornices that were exact replicas of the 100-year-old originals. Crews from other companies who worked around him marveled at his dedication and abilities. But Israel worked on all kinds of jobs--standing seam tin on row houses (a specialty of our founder, Otto, and his son, Jack Sr., in the 1940s) to finials of all types and sizes, to any difficult metal job that required fast production.

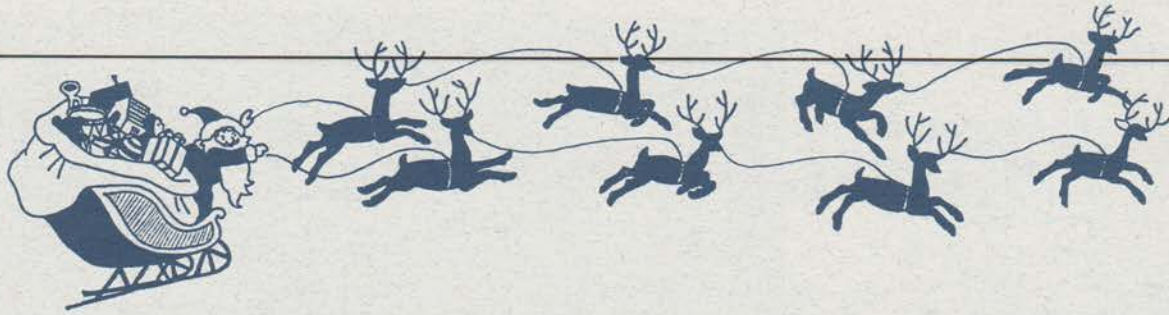
Locally, in the roofing industry, Israel earned a reputation for his metal-crafting skill. We often would get applicants for employment who would request to be on his crew. He taught many helpers the trade and even showed experienced mechanics new methods of installation and fabrication.

We will all miss this master craftsman. We know that men with his kind of talent and devotion don't come around very often. But he left a lot behind: skills and techniques that our employees will use for many years and beautiful, expertly crafted metal that can be seen across the metropolitan skyline.

Thank you Israel for so many years of devoted service.

Chuck Wagner

Chuck Wagner



For some District-area residents, Christmas arrives twice a year

We at Wagner Roofing would like to keep you informed about our community service work. We don't do this to toot our own horn, but rather to let you know that a contractor you support also supports the needy members of the metropolitan area.

Almost six years ago, our president, Chuck Wagner, became involved with Christmas in April, a national program that refurbishes homes for the needy. These are homes that may require painting, new furnaces, plumbing or a new roof. The homeowners, screened by the Christmas in April administrators, are all low-income, and many are either elderly or disabled.

In the District alone, the program has helped more than 900 needy residents in 12 years. Using volunteer labor, donated materials

and financial pledges, this work is completed the last Saturday of April every year.

Chuck Wagner was impressed by the dedication of the Christmas in April organizers and inspired to involve Wagner Roofing in this community effort. Wagner has helped with the program since 1988, and in 1994 Chuck joined the Board of Directors. Last year we worked on five homes in Maryland and the district. Four homes were completely reroofed, others required extensive repairs. To complete these jobs we used our own crews and were able to secure some donated materials from roofing suppliers, Bradco Supply and the Roof Center.

"To have Wagner's interest and participation in the program was absolutely invaluable," said Anne Niskanen, project director for the

Montgomery County Christmas in April office. "It's so hard to find roofers who will work on residential projects like this, but Wagner Roofing was an enormous help."

Preparations are underway for the 1995 Christmas in April. Wagner Roofing plans to continue its support of this growing local and national project.

"We are happy to be able to help out in a program of this caliber," Chuck Wagner said. "It's a great cause that benefits so many, and it's a chance for us to give something back to the community. The homeowners themselves were so appreciative of everything we did. That was great to see, and really made all our efforts worthwhile."

If you would like more information about Christmas in April, call (202) 326-8268.

Professional inspections key to good roof maintenance

Nothing will extend the life of your roof like a good preventative maintenance program. And the beginning of such a program is inspection, followed, of course, by necessary repairs of problem areas. Inspections should be made in the fall, before damaging winter weather, or in the spring.

The purpose of inspections is to locate and repair roof problems before they happen—that is, before water can damage walls, ceilings and equipment. Inspections should be done by a qualified roofing profes-

sional. A good inspection includes looking at many items in addition to the roof surface for clues to possible trouble. The built-up (roof mat with gravel) roof is especially susceptible to leakage and should be inspected regularly and thoroughly, although these inspection points can apply to any roof.

A good inspection on any roof will detect problems in the following areas:

- **Drainage system:** Inspectors should look for water accumulation. Slow-acting drains and gutters may cause water to back up above the flashing. Drains should be clear of

debris and should flush out water below the roof surface. Expansion of the drain can sometimes cause the spout to move above the roof level, preventing full drainage from the roof. Changes in the original slope of the roof also should be checked, as these can cause standing water.

- **Exterior walls:** Inspectors should check for settlement cracks or other evidence of building movement that might have strained the flashing or displaced drainage facilities. A white powdery excretion from mortar joints, called efflorescence, may indicate leaks in the flashing, coping or parapet wall.

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- **Interior walls and ceiling:** Damp walls, discoloration and flaking may indicate a leaking roof. Built-up roofs should have copings checked. A coping is the covering on the top of the parapet wall. Generally, copings have two main troubles: either coping materials lose water repellency and absorb moisture or the mortar or caulking in the coping joints crack. In either case, water may drain into the parapet, which is the raised wall along the edge of the roof. Where the water enters may be difficult to determine, though most likely the leak will run inside facings and damage interior walls.

- **Top side:** Defects are difficult to see from a top side only inspection. But on flat roofs, the experienced inspector looks for cracks in the roofing felt that may reflect cracks in the roof deck. If the mat gives under weight, the under-the-deck board may be rotted and need replacing. Sharp indentations or breaks at right angles to the underboard usually

Roof maintenance: Rehabilitation vs. replacement



Hardly anyone wants the expense of a new roof. But even the most cost-conscious homeowners and property managers reach a point when they must replace a roof. In spite of good maintenance, timely repair and quality workmanship, they realize that a roof has lived its life, the longest life they could squeeze out of it. But how do they come to that decision, how do they know when repair is no longer feasible? Wagner Roofing recommends homeowners and property managers consider these questions

before replacing a roof:

- What are your long-term goals for the building? For example, what is appropriate for a building about to be sold is not necessarily appropriate for a long-range investment.
- Should you remove the existing roof or go over it? A qualified roofing contractor should be able to explain the pros and cons of this question as it relates to your roof.
- Does the roof collect standing water? If so, is it necessary to provide drainage to prevent future problems and obtain the roofing materials manufacturer's warranty?

indicate the decking board is improperly supported. Close attention should be given to television antennas, power cable supports, lightning protection, air conditioning equipment and signs. Supports and braces for such attachments often are spiked or bolted to any convenient spot on the roof and may cause serious leakage.

A qualified roofing professional will be able to discuss these items with you after a roof inspection. It's a good idea to have the inspector establish a check list for your roof or property with specific items that need to be assessed at each inspection. Such a list will help you discover roofing problems early, saving money and adding years to your roof's life.

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J.S. WAGNER ROOFING COMPANY
4909 46TH AVENUE
HYATTSVILLE, MARYLAND 20781
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