

STEPS TO REDUCE ROOF LEAKS

Roof problems are too often discovered after leaking or serious damage has occurred. A preventative maintenance program which includes regular inspections and necessary repairs of roof coverings, drains, and guttering systems can have a direct impact on reducing these occurrences.

What should you look for during your inspections?

1. Cracked, torn, warped, or missing shingles should be identified and replaced. Excess granulars in guttering may also indicate needed repairs.
2. Deteriorated shingles which have curled or split. This can lead to ineffective waterproofing.
3. Flashings should be flat and tight against chimneys, vents, skylights, and roof junctions.
4. Guttering systems and roof drains should be cleaned at least semi-annually. Roofs exposed to nearby trees may need more frequent checks. One of the most common preventable roof leaks is caused by blocked gutters and drains. Leaves, sticks, and debris can cause water back-ups and lead to leaks under roof coverings.
5. Trees should be kept trimmed away from roofs to prevent drainage problems and damage from branches hitting or resting on roof. Shaded roofs can hold moisture. This can cause fungus and moss which encourages rot and deterioration.
6. Tar and gravel roofs - Check to see if there are any areas where gravel is missing or deteriorated and would need replacing. Without proper covering, drying, cracking, and leaking is more likely.
7. Membrane roofs - Check to see that seams are in good condition and that covering is not ballooning in any areas.
8. Tile roofs - Check for cracked, missing, or loose pieces.
9. Metal roofs - Check for worn areas in the coating, corrosion, or out-of-alignment panels which would need repair.
10. Check for proper insulation. Maintaining good insulation in attics or concealed spaces under roof decks is recommended. This not only reduces heating costs, but helps prevent rapid ice melt which can increase the likelihood of roof leaks.

Keeping your roof covering and drains system properly maintained not only extends the roof's service life but reduces your exposure to damaging water leaks.