

ROOF REPAIR: WHERE TO START

Your home's roof provides much more than a way to keep you dry and safe from nature's elements. It can also add value and beautification to your home. But when a roof has a leak or other major problem, it becomes more of a headache than anything else. Especially considering the fact that your roof can be the most expensive part of your home to have repaired. So what can you do to ensure that your roof is looking and functioning its best? By following a few simple guidelines, you can recognize the first signs of roofing trouble and stop a giant, costly repair from happening.

Roof Repair Warning Signs

The following represent the most common roof repair warning signs.

Bare spots - This includes missing and broken shingles, aluminum, or other roofing material.

Curling - Shingles that curl upward are more susceptible to wind and ice damage.

Clawing - Shingles that curl under the shingle tab's bottom edge. Substantial damage can be caused by wind, ice, and hail.

Buckling - Shingles that are visibly distorted or wavy. A warping roof can cause buckling and may indicate problems with the plywood underneath.

Flashing - Additional problems can occur at the flashings and around vents, soil stacks, chimneys, and vertical wall joints.

Roof Repair Checklist

The best way to prevent costly roofing repairs is to examine your roof at least twice a year, preferably each spring and fall. Use a ladder and binoculars to get the best view of your roof. And remember, sun does more damage than wind and rain so pay special attention to the sunny side of your home.

Roof ridges - Look at the points where the shingles are folded over and inspect for cracks. Then check valleys for any holes or rust spots. Don't forget to inspect flashings around any roofing structures too.

Missing, curled, or loose shingles - Inspect your roof closely and replace or repair any missing, curled, buckled, or loose shingles immediately. Moisture and wind could promote extensive damage to the roof and home's interior sooner than you might think.

Gutters - Look for clogs in down pipes and clean regularly to prevent poor drainage. Also inspect what is in the gutters. Lots of granules mean your roof is losing its coating and needs to be resealed.

Ultimately, by following these simple guidelines and inspecting your roof regularly, you can fix any minor problems yearly and prevent major roofing problems down the road. And remember, by taking good care of your roof, it will take good care of you too for many headache free years to come!