

Give Roof LEAKS the "Boot"...

Every, I mean every home has at least one opening in the roof system. In the photo on the left we can see them from the street level on the roofs of townhouses.



The one shown [below] here is called a plumbing vent stack "*boot*" and serves as a waterproofing transition device for a vent pipe that comes up through the roof deck, through the shingled surface and into the air. There are many different styles made of a variety of materials. The goal with the inspection is to look for decayed, askew or even missing items that keep rain water out of the attic. In this picture, the rubber has decayed and allows water to seep into the attic, onto the attic insulation and eventually showing as a water stain on ceiling drywall.

Roof LEAKS Happen in a "Flash"...

Another area at the roofing system surface that is often a problem is found at "*flashing*", and is commonly found at a chimney. Again, there are a variety of methods and materials used to transition from masonry to in this case asphalt shingles. Leaks develop where improper flashing, deteriorated materials and unprofessional repairs are present. Look for clean, neat, and screw or nail free methods of attachment or fastening. At the right, the photo shows an attempt to attach a section of aluminum from the masonry brick to the asphalt shingled surface. This not an effective method of repair, and creates more opportunities for water intrusion and slow but sure damage.



These are just two of the roof areas that are very common for leaks to develop. As with most home maintenance tasks, it will be considerably easier to perform and less costly to identify them early. We highly recommend that you ask a qualified roofing contractor to conduct periodic inspections of your roof system, outside and in the attic, a minimum of once a year. The better ones will likely perform this inspection at no charge.