Area of Emphasis: Roofing

<u>Maintenance Tactics & Indicators for Roof Failure</u>

- **Inspect your roof on a regular basis.**
    - In late fall look for leaves and other debris on the roof and in the gutters and in early spring check for damage caused by ice damming. This practice will also enable the homeowner to notice missing or damaged shingles and/or flaws in the roof system.
- **Clean the gutters.**
    - Clean the gutters and downspouts in the late fall after the trees have shed their leaves. Check for breaks or gaps in the seams and make certain that the brackets holding the gutters against the house are securely attached.
- **Check the flashing.**
    - Flashing is a prime target for leaks simply because it's covering cracks or conjoining areas in the roof. Check the flashing around vents, exhaust pipes and chimneys. Make certain it isn't bent or punctured and that the sealant isn't dried out or loose.
- **Remove overhanging tree limbs.**
    - Overhanging tree limbs are not only a hazard to your roof structure but can also be detrimental to the life of the shingles. Limbs that lay directly on the roof will wear down the protective aggregate covering over time.
- **Check for signs of insects.**
    - The eastern subterranean termites are commonly found in this region. Be sure to be on the look-out for "mud tubes", soft spots in sheathing, and small piles of sawdust; these are all indicators that termites are possibly in the home. Termites typically congregate along chimneys or HVAC equipment to retain warmth.

- **Inspect the attic.**
    - The underside of the roof is where you're most likely to spot leaks before they become too serious. Look in unfinished areas of the attic for streaks or staining. Look for signs where water may have trickled in around the chimney and vents.
- **Avoid walking on the roof.**
    - No matter what material your roof is made of, it can be fragile. Asphalt shingles, slate or clay tiles can all crack or come loose from being stepped on.
- **Schedule a professional inspection.**
    - Annual inspections are recommended to prevent the opportunity for unseen issues to build and cause substantial damage.

Ventilation Methods to Prolong Roof Life

Soffit and Ridge Venting

- Soffit venting can be achieved by using different techniques and is site specific. For homes that have closed rafter tails, soffit venting can be achieved by removing all blocking between rafters, installing baffles, (IF attic is insulated to prevent insulation from restricting air flow) and installing a continuous perforated style soffit material. If the home has a "boxed" soffit or the soffit is sealed, venting can be achieved by cutting circular cavities in the boxing to allow air up into the attic space and along the ridge of the roof. Vent screens are then installed over the cavities. *Estimated cost for 100 lft. = Pro. $350 / DIY $200*

- The ridge venting application is performed at the peak of a sloped roof. This type of ventilation is achieved by cutting a narrow opening or strip along the course of the ridge to allow warm air to exit the attic space through the top of the roof. A vent is installed over the opening to prevent the incursion of insects, rain and snow. For best results, this technique should be implemented when re-roofing rather than installing to an existing. It can be installed on both shingle and metal roofs. *Estimated cost for 50 ft. roof = Pro. $455 / DIY. $145*

Gable Vents & Attic Fans

- Gable end vents are another option, allowing air to circulate in and out of the attic space. This component provides adequate venting in the summer months, releasing hot, accumulated air. In the winter months, functional gable vents prevent moisture build up because of the constant air movement. *Estimated cost = Pro. $160 / DIY $60*

- Attic or gable fans serve a similar purpose in that they allow air to circulate in the attic, but at a faster more constant pace. Most attic fans are thermostat operated, meaning once the attic temperature rises above or drops below a certain level (range is typically set between 60 and 120 degrees Fahrenheit), the fans are activated automatically. Depending on homeowner preference, the fans can be hard wired to come on only when wanted as well. *Estimated cost = Pro. $300 / DIY $100.*