



INTEGRITY CONTRACTING & REMODELING, LLC

Monitor Your Roof: How To Know When You've Got Problems

Having a new roof installed is no small expense, so it's no wonder many homeowners let their roofs go to the point of having major problems. As daunting as the price tags can be, it can be much worse on your home and your budget if you put it off too long.

So, just what are the signs that it's time to replace? Monitor Your Roof: How to Know When You've Got Problems then check out our list to find out if replacing your roof should be in your near future. (You can spot most of these problems from the ground, so no need to teeter on that tall ladder!)

Age – If your roof is more than 20 years old, there's a good chance it should be replaced. Roofs aren't made to last for more than a couple decades, so this is your first sign.

Shingle condition – If you have multiple shingles missing or places where the shingles are curling up, this is also a sign of a failing roof. You may also see smooth, darker patches where the protective sealing has worn off — not a positive sign.

Chimney condition – Pop up into your attic during the day and look up where your roof meets the chimney. Can you see tiny holes with light shining through? How about rust spots? These signs mean your flashing is in poor condition and needs to be replaced to prevent leaks. Perform the same inspection around any vents, as well.

Sheathing condition – The roof sheathing is the wood on the underside of your roof, visible in an unfinished attic. Check it regularly for new leaks. If you see widespread dampness, this is a definite sign that you need to replace your roof as soon as possible. Damp wood means wood rot could set in, and no one wants a rotting roof.

Fungal growth – This may not mean roof failure, but allowing the fungi to reside on your roof certainly isn't a positive. Have it checked out and cleaned if necessary.

One or two of the milder signs listed above could signal that your roof is only in need of repair, not total replacement. But have it checked out. Even if your roof is newer, it's a good idea to have your roof inspected annually. This allows you to stay ahead of issues before they evolve into major headaches. Give Integrity Contracting And Remodeling a call to schedule an inspection or roof replacement. We'll discuss your options and work with your budget and schedule.