

## **Checking Your Roof**

Even if your roof leaks, it may not need to be replaced. If the roofing is less than 15 years old, just find the leak and patch it.

### **Use Binoculars**

When a roof leaks, the culprit may not be the roofing material. First, check the flashing in roof valleys and around chimneys, dormers, vent pipes, and other objects that project through the roof. Don't risk life and limb to inspect your roof's flashings and shingles. Instead, get a closer view with a pair of binoculars.

### **Water Spots**

Leaks are rarely located directly above the water spot on the ceiling. While it's still raining, check under the roof deck for a drip trail starting at a higher point. Or go to the attic on a bright day and turn off all the lights. After your eyes adjust, examine the roof's undersides for telltale pinpoints of light. When you find a leak in the attic, push a nail or wire through it to help you locate it outside when you are ready to patch.

### **Condition Of Asphalt Shingles**

Check the condition of asphalt shingles on a warm day. Gently bend a few shingles back. If they aren't flexible or if they crumble easily, then you may need to consider re-roofing. If the black mat of your asphalt shingles shows through the colored surface granules, chances are good that it's time to re-roof.

### **New Roof?**

Before re-roofing with asphalt shingles, gently lift a shingle that's a couple of rows in from the edge and see if there's another layer of shingles below, if there is, you'll need to rip off all the old shingles and start from scratch.

If you think your roof needs professional evaluation, give me a call and I can recommend someone who is both professional and reliable.

Please call if you have any questions.

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