



Quickly Spot the 7 Symptoms of a Failing Roof

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Most people rarely give their roof a second glance, but this can be one of the most expensive mistakes a person can make. Your roof is your PRIMARY line of defense from the outdoors and the damaging effects on your home.

Roof leaks cause damage in many parts of your home:

- Insulation
- Roof Substrate (Plywood)
- Sheetrock and Paint
- Flooring
- Trim Boards
- Electrical

You can avoid all that damage and cost, and we want to show you how.

1 Roof Leaks

Whether or not you've ever strategically placed a pan or bucket underneath a leak to prevent water drippage, you may not realize just how costly a leaking roof can be. Your roof may even be leaking without you knowing. This one may seem obvious, but it's nonetheless a clear indication of roof damage.



If you notice any water puddles or hear a steady drip from your ceiling, your ceiling panels may be absorbing water. This potential problem allows the water to saturate your insulation, framing, and possibly even your electricity, leading to severe damage and costly repairs.

To check your house for any leakage, inspect each room for discoloration, peeling, or bubbling in your sheetrock. Pay close attention to ceiling corners, skylights, and sheetrock joints, as these are common locations for a roof leak.



2 Attic Issues

If you're able to inspect the attic area safely, this is a great place to catch a roof leak. Bring a flashlight with you to carefully examine the underside of your roofing substrate or plywood. Pay close attention to areas around vents, pipes, sidewalls/dormers, skylights, and chimneys. Check for discoloration on your plywood and roof trusses. You can also try to see evidence of water saturation in your insulation. Most insulation materials are very absorbent.

Once you've finished inspecting, turn your flashlight off (if at any point you need to move around, you can turn your flashlight back on). Reduce all light in the attic space and look for any daylight coming in. There will be a few places that allow light in, such as ridge vents, turtle vents, soffit vents, or gable vents. The only other light you should see is the intake ventilation, where vents near perimeter walls meet up with the roof. If you see any additional light coming into your attic, you should have a roofing contractor thoroughly inspect your roof and advise you on repairs or complete replacement. You can head to [\[link\]](#) to schedule a free inspection with our online scheduling tool.

3 Sparkly Roof or Bald Spots

On a sunny day, if you notice your roof sparkles like it should star in the next Twilight movie, this is a big red flag that your roof is failing and is due to be replaced before more damage occurs.



If your roof has a sparkle that you've never noticed before or areas of shingles with few to no granules, your roof likely needs to be inspected. We are happy to offer inspection services free of charge and let you know if a call to your insurance adjuster may be in order.



4 **Curled or Cracked Shingles**

Most roofs in the U.S. today (80%+) are asphalt roofs. Natural and unavoidable elements like sunlight, heavy rain, and ice conspire to break down asphalt roofing products. There may be visible evidence from the ground in the late stages of this breakdown process. Some of the damage you might notice is shown in the images below.



5 Missing Shingles

Here's another one that might seem obvious, but you'd be surprised to know how many roofs are missing shingles. They may not be evident at first glance, but missing shingles can be the sole cause of damaged roofs.

Missing shingles are relatively easy to see from the ground in most cases. However, some second-story roofs and shingles hidden under eaves might be a bit more challenging to see. If your roof is missing shingles and you stand across the street from your home, you will see rectangles that are noticeably different in color.



After summer storms, we recommend taking a 5-minute walk around your home to inspect. Alternate looking at sections of your roof and around your yard for shingles that may have been blown loose.

6 Age of Your Roof

Several factors will determine how long your roof will last. One of the most important considerations is the material used for your roof. While three-tab shingles will usually need replacement after 20 years, slate roofing can last more than 175 years. However, the most commonly used asphalt shingles will generally last 20 to 25 years.



7 Flashing

The metal flashing on your home plays a critical role in protecting you and your roof. Flashing provides a 90-degree drip edge to cover all around the edge of your roof and fascia boards. Alongside walls, step flashing is L-shaped and extends under your siding and between layers of shingles, where each piece overlaps the previous. Trim coil flashing or headwall flashing protects roof-to-wall connections where a roof slopes up to meet a second-story wall. Your plumbing ventilation pipes will also use a pipe boot or pipe flashing to prevent water infiltration at these locations. This flashing has a watertight seal around the pipe and a base and can be neoprene, rigid plastic, or galvanized metal. Some roofs also use lead for the pipe flashing, where the entire pipe will be covered with lead.

If you notice any inconsistency in your flashing, you will need to have a professional inspection of your roof to repair or replace all damage.



Leak Prevention Checklist

- Inspect ceiling in each room for signs of roof leaks.
- Grab a flashlight and head to the attic to try to spot evidence of water intrusion. (look for pin pricks of light)
- Head across the street to look for the following damage.
 - Curled shingles
 - Cracked shingles
 - Missing shingles
 - Sparkle look (on a bright sunny day)
 - Bald areas on shingles (missing granules)
 - Flashing that does not look uniform with the rest of the same type of flashing.
- Take a couple laps around the house and keep an eye out for the following.
 - Everything you looked at from across the street (different facets of your roof are affected by sun, wind and water, in all its forms, in different ways... Plus
 - Shingles laying in the yard.
 - Small pebble like granules at all gutter downspouts.



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