

# LEARN MORE ABOUT YOUR ROOF

Information provided by Affordable Roofing by John Cadwell, Inc.  
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A roof system's performance is affected by numerous factors. Knowing about the following will help you make informed decisions concerning your roofing system

## **Sun**

Ultraviolet rays and heat can cause roofing materials to become dry and brittle and to deteriorate over time. Areas of the greatest concerns would be on the south and west side of the building where deterioration can occur faster.

## **Rain**

Once water gets underneath shingles, shakes or other roofing materials, it can work its way to the roof deck and cause the roof structure to rot. Extra moisture encourages mildew, mold and rot elsewhere in a house.

## **Wind**

High winds can lift shingles' edges (or other roofing materials) and force water and debris underneath them. Extremely high winds can cause extensive damage.

## **Condensation/Improper ventilation**

Condensation can result from the build-up of relatively warm, moisture-laden air. Moisture in a poorly ventilated attic promotes decay of wood sheathing and rafters, possibly destroying a roof structure. Sufficient attic ventilation can be achieved by installing larger or additional vents and will help alleviate problems because the attic air temperature will be closer to the outside air temperature.

## **Moss and algae**

Moss can grow on moist wood shingles and shakes and algae also can grow in shaded, damp areas. Once it grows, moss or algae holds even more moisture to a roof system's surface, causing rot and deterioration in addition to a greenish-black stain. In addition, moss roots also can work their way into a wood deck and structure. Trees and shrubs should be trimmed away from homes and buildings to eliminate damp, shaded areas, and gutters should be kept clean to ensure good drainage.

## **Trees and leaves**

Tree branches touching a roof will scratch and gouge roofing materials when the branches are blown by the wind. Falling branches from overhanging trees can damage, or even puncture, shingles and other roofing materials. Leaves on a roof system's surface retain moisture and cause rot, and leaves in the gutters block drainage.

## **Missing or damaged shingles**

The key to a roof system's effectiveness is complete protection. When shingles are missing or torn off, a roof structure and home or building interior are vulnerable to water damage and rot. Missing or loose shingles should be replaced as soon as possible.

## **Shingle deterioration**

When shingles are old and worn out, they curl, split and lose their waterproofing effectiveness. Weakened shingles easily are blown off, torn or lifted by wind gusts. The end result is structural rot and interior damage. A deteriorated roof system only gets worse with time-it should be replaced as soon as possible.

### **Flashing deterioration**

Many apparent roof leaks really are flashing leaks. Without good, tight flashings around chimneys, vents, skylights and wall/roof junctions, water can enter a home or building and cause damage to walls, ceilings, insulation and electrical systems. Flashings should be checked as part of a biannual roof inspection and gutter cleaning.

### **Poor maintenance**

Roofs all need maintenance just like a car. Small isolate problems can cause your roof to have a shorter life span. Regular inspections can add to the life of your roof. Problems left undetected or ignored will over time cause extensive and expensive repairs or even replacement. Gutters need to be cleaned out at least twice a year. Caulking all windows, doors and other openings yearly is also a key part of maintenance.

### **Inadequate design**

Although the roof design may be beautiful it does not mean it is functional. Troublesome and costly roofing problems are often the result of faulty initial design of the roof system. Water should always flow easily away from the roofing system. All downspouts should be diverted away from all roofs. Standing/Ponding water for any amount of time will without doubt cause damage. Make sure that your roof is always designed properly.

### **Equipment**

A/C units and other kinds of equipment that cause a vibration on roofs resulting in the premature failure of roofing systems. All equipment should be maintained on a regular basis.

### **Other items**

Traffic on a roof can cause damage. Although Christmas lights are very attractive, we never recommend putting them on your roof, it is important to keep the roof clear of all types of items. If you notice a problem with your roof we recommend you to call a professional Roofing Contractor do not attempt to take care of it yourself.