

## **4 Reasons to Replace Your Roof**

### ***1) Persistent Leaks and Repairs***

Water is a home's worst enemy. Water will travel long distances from the source before you see it in your home. Is it your roof? Is it your window? Here are a few suggestions to troubleshoot the situation. If the leak begins from the ceiling, start looking up. Go into the attic space with a strong flashlight and backtrack from the spot above the ceiling toward the roof. Check both sides of rafters because water may run down either side to the wall. Look carefully around all vent pipes going through the roof and around the chimney, if you have one. When the rain stops, inspect the roof from the ground with a pair of binoculars. If you feel comfortable, go on the roof, but wear proper fall restraint equipment. Look for missing shingles or water pooling in certain areas. Leaks often begin around flashing, pipes or where two roofs join. If the valley is clogged with leaves, water can back up beyond the valley flashing and penetrate the roof. This can also happen if the valley is too narrow for the amount of water running downward. If leaking occurs during the winter months it could be that ice dams along the eaves forced melting snow back up under the shingles and into the house, which could cause wood rot. Here is a trick; run a hose over the suspect area on your roof to see if the leak resumes; eliminating any guess work and saving time.

### ***2) Failing and/or Missing Roofing Material***

Inspect your roof's surface for obvious damage such as curled shingle edges, warped or missing shingles, and black areas on the shingle's surface. These are immediate signs of weather-worn and age-old roofs. Spots appearing on the surface of the shingle/shake, asphalt or wood, may be where nails have become loose or rusted. With asphalt shingles, the loss of protective granules and inner oils create brittle and thin shingles. This is a definite sign of aging. Worn wood shake material is easy to detect; it literally crumbles away in your hand.

### ***3) Dark Streaks & Rot***

In certain moist areas, algae can grow on shingles. Although algae have no proven effect on shingle life, it does stain or discolor the shingle. Commonly, yet incorrectly, called fungus, the staining from algae can be unattractive. These stains can be dramatically reduced by the use of special copper granules. The effects of these granules are to produce an environmentally safe cuprous oxide wash, which is dispersed by rain or other moisture. This wash inhibits growth of algae and the resulting stains. Moss is not fungus. Moss is a green spongy plant that grows on the north side of trees and on the ground in shaded, damp areas. In some areas, moss will grow on roof shingles. Moss reproduces via airborne spores. If a roof is covered with moist organic matter or soil, moss will grow. But, even when dirt is present, it is possible that the copper used in most fungus-resistant shingles today will prevent the development of moss in its early stages.

#### *4) Adding Value to Your Home*

Deciding to replace your roof is a major step **and** expense. The best course of action would be to consult us for an accurate assessment of your roof's condition. But, if part of making the decision to replace your roof rests in the return you will place in your pocket at the sale of your home, ask your real estate agent about home prices for your neighborhood. Surprisingly, the return you receive on the sale of your home in the Minneapolis area is quite high. Have you ever heard the statement "location, location, location?" Determining the percentage you recoup after a remodeling project, (in this case a new roof installation), is based on factors such as the condition of your current home, as well as homes in your area, and whether you live in an urban, suburban, or rural setting. (Information taken from Remodeling Online at [www.remodeling.hw.net](http://www.remodeling.hw.net))

