

Elevation Restoration, LLC

10-Point Roof and Exterior Inspection

Ridge

A roof's ridgeline often shows wear prior to other parts of the roof. Shingle ridge caps are folded over the ridge during construction, which stresses the mat (underlying material of the shingle). Also, since the shingle is folded, more of the mat is exposed to the environment, which may accelerate deterioration. Ridge material is more susceptible to normal weather over time, and is more likely to be damaged by wind and hail. If the ridge material starts to soften, crack and show significant granule loss or damage, it is a good sign roof replacement may be imminent.

Valley

Valleys also show wear earlier than other components of a roof. Shingles are folded into the valley during construction, which stresses the mat. Also, drainage flows in the valleys are heavier and faster than drainage from the slopes. Because of this, valleys are likely to lose more granules over time, which may accelerate deterioration. Valleys are more susceptible to normal weather, and are more likely to be damaged by wind and hail. If the valley material starts to soften, crack and show significant granule loss or damage, it is a good sign roof replacement may be imminent.

Field

Field damage is what most insurance companies look for when evaluating a roof for replacement. Since normal environmental factors are less likely to damage the field, damage is more likely from catastrophic events, such as wind or hail. Insurance companies generally look for six to eight hail hits per 100 square feet, or wind damage that is not repairable. Excessive attic heat caused by lack of appropriate ventilation also may accelerate field deterioration. Part of our field inspection is an assessment of the adequacy of roof ventilation.

Vents, Plumbing Stacks, and Flashings

Vents, plumbing stacks and the flashings surrounding them are always potential trouble areas. Vents and vent flashings are easily damaged by hail, and plumbing stack flashings tend to degrade over time. It is important to ensure that these items were properly installed and sealed, and that any damage that may have occurred since installation is addressed immediately.

Step and Wall Flashings

Step and wall flashings are the metal pieces that line the areas where walls penetrate into the roof. Flashings are always potential trouble areas. If properly installed, they are nested up under siding, and are installed along with the roofing material in a particular way so as to prevent leaking. We have observed that many roofing companies take shortcuts with step and wall flashings that may lead to potential leaks. Our inspection includes an assessment of the installation and condition of these flashings.

Drip edge

Drip edge is a metal flashing that is attached to the perimeter of a roof, and causes water to drip away from the fascia. The most common problem with drip edge is that along eaves, where it runs into gutters, it is too small to properly attach to the eave. Often local building code does not require drip edge of sufficient size, or may not require it at all. Many roofing companies apply drip edge only to code, and as a result long term problems may arise.

Fascia

Fascia are the vertical boards which cap the perimeter of a roof and are used to hold the gutters. If not properly protected by drip edge, water may run over the fascia, causing an increased likelihood of rotting. Fascia may eventually detach from the rake and eaves, and leakage may result. We will closely inspect the fascia to determine if there are any trouble spots, and inform you of the necessary course of action. Generally any issues can be addressed by adding drip edge.

Siding

Siding, flashings and roofing materials should be configured in a manner that creates an impermeable barrier to water. We will inspect the siding and flashings where walls penetrate the roof to ensure that the installation was appropriate and capable of preventing leaking. We will check the siding to ensure proper installation. Over time siding may become brittle, and as a result may be more easily damaged by hail. We will check the overall condition of the siding. We will also look to see if there is hail damage that may be covered by insurance.

Gutters

Over time gutters may rust or crack, and may leak water down wall faces and can cause pooling along the foundation of your property. We will inspect your gutters, and let you know if you have any potential issues. Keep in mind that gutters are not easily damaged by wind and hail. If your gutters are intact and functioning appropriately, we generally recommend that they not be replaced.

Doors and Windows

Over time casings on doors and windows may become brittle, and as a result may be more easily damaged by hail. We will check the overall condition of the doors and windows. We will also look to see if there is hail damage that may be covered by insurance.