



## Roof Repairs and Replacements

As a homeowner, you want your home to look nice and remain in good condition. The roof is an important part of the home that must be well maintained. A small leak can do thousands of dollars in damage in a short time. Here are a few tips and suggestions:

- **Inspect Your Roof on a Regular Basis**
  - It is very important to have your roof inspected on a regular basis and in particular after any major storms that may have produced hail.
  - For safety purposes, this should be done by a professional roofer or someone comfortable using ladders and walking on a roof. A professional roofer may spot a potential problem that someone else may miss.
  
- **When Repairs are Needed or a New Roof is in Need**
  - Be sure to use a reputable roofing contractor. Make sure they have insurance and ask for references. Ask for certificates of liability and workers compensation insurance.
  
- **Selecting the Right Roof**
  - You should investigate the various types and colors of roofing materials available on the market. You should ask about the roofing materials ability to resist such things as weather elements, wind, fire, etc. Do not leave this up to the contractor. You may not be happy with the finished product.



- Check Warranties
  - Most roofing materials come with some type of warranty; read the fine print carefully. Different manufacturers carry different warranties for similar products. Here are some examples of warranties to ask about.
    - Pro-Rated
    - First Owner
    - Warranty Fee for Flat roofs
    - Wind
    - Hail Damage
    - Materials and defects
    - Workmanship
- **Care and Maintenance. Simple Maintenance Can Help Roofs Last For Years.**
  - Proper roof and eave ventilation
  - Use preservative that will reduce molds and mosses
  - Avoid walking on the roof more than necessary
  - Keep trees trimmed back off the roof
  - Keep roof, valleys, gutters, downspouts and vents clear of leaves, twigs, and other litter which prevent proper drainage and ventilation
- **Warning Signs**
  - Missing, curling, cupping, broken or cracked shingles
  - Damage or deterioration around flashing at chimneys, vents, dormers, and valleys
  - Granular loss on shingles (found in gutters)
  - Pooling of water on flat roofs indicate poor drainage
- **Watch For Interior Ceiling Damage Due to Roof Leakage**
  - This guide is designed to help keep your home safe and looking good. If you have questions or need help, please call “Mountain Home Services”. We are only a phone call away.