



# FIRST N FOREMOST NEWSLETTER June, 23, 2023

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## AGING ROOF

Determining when it's time to install a new roof on your home is essential for maintaining the integrity and safety of your property. Here are some signs to look out for that indicate your roof may be aging and in need of replacement:

**Age of the Roof:** The age of your roof is an important factor in determining its condition. Most asphalt shingle roofs last between 20 to 25 years. If your roof is approaching or has exceeded this lifespan, it may be time to consider a replacement.

**Visible Wear and Tear:** Inspect your roof for visible signs of wear and tear. Look for cracked, curled, or missing shingles, as well as bald spots where granules have worn off. These signs indicate that the shingles are reaching the end of their life and may require replacement.

**Leaks and Water Damage:** If you notice water stains on your ceiling or walls, it may indicate a leak in your roof. Check for signs of water damage, such as mold growth, rotting wood, or water pooling in the attic. Frequent or persistent leaks suggest that your roof's waterproofing ability has been compromised and a replacement is needed.

**Sagging or Uneven Roof:** A sagging or uneven roof is a clear indication of underlying structural issues. It may be a result of long-term water damage or the weakening of the roof's supporting structure. If you notice significant dips or sagging areas, it's crucial to have a professional assess your roof and determine if replacement is necessary.

**Granule Accumulation:** Check your gutters and downspouts for an excessive accumulation of granules. Asphalt shingles tend to shed granules as they age, and an excessive amount in the gutters may indicate that the

shingles are deteriorating and losing their protective coating. **Energy Efficiency Decline:** If you notice a sudden increase in your energy bills or difficulty maintaining a consistent indoor temperature, it could be due to an aging roof. As roofs deteriorate, they become less effective at insulating your home, leading to energy loss.



**Roof Decking Issues:** Inspect the roof decking from the attic or crawl space for signs of moisture, rot, or sagging. These issues indicate underlying structural damage caused by leaks or excessive wear.

**Algae or Mold Growth:** Dark streaks or patches of algae, moss, or mold on your roof indicate excessive moisture retention. This can lead to shingle deterioration and compromise the roof's integrity over time.

If you observe any of these signs, it's recommended to consult a professional roofing contractor for a thorough inspection. They can assess the condition of your roof and provide expert advice on whether a replacement is necessary. Regular roof maintenance and periodic inspections can help identify potential issues early and extend the lifespan of your roof.

**Question:** What role do granules on shingles play in roof replacement decisions?

**Answer:** Granules on shingles help protect them from the sun's UV rays. If you find excessive granule accumulation in your gutters, it may be a sign of shingle deterioration, and a roof replacement should be considered.

**Question:** Does the presence of algae or mold on my roof indicate a need for replacement?

**Answer:** Algae, moss, or mold growth on your roof can be a sign of excessive moisture retention, which can accelerate shingle deterioration. If left unaddressed, it may compromise the integrity of your roof and necessitate a replacement.

Remember, it's important to consult with roofing professionals for accurate assessments and recommendations based on the specific condition of your roof.

### Tool of The Week



**Roofing Inspection Camera:** A roofing inspection camera is a small, portable device with a flexible camera probe used to visually inspect hard-to-reach areas of the roof. It helps identify hidden issues or damage without the need for physical access.



### Product of The Week

**Roof Repair Patch:** Roof repair patches are adhesive-backed patches designed to repair small punctures or tears in roofing materials. They provide a temporary fix until professional repairs can be done.