

“Roofing Issues”

By Tim Oglesby, Home Check America

Of all the problems you can encounter around the house, roofing problems are by far the sneakiest. Leaks can develop unnoticed for years causing rot, mold, warping and other expensive damage.



Experts recommend that you go into your attic or crawlspace at least once a year after a rainstorm to check for leaks and water damage. Special attention should be paid to areas where you have flashing (the metal or plastic weather stripping that will be around chimneys, pipes, vents, roof planes and eaves) because this is typically the most likely area to develop leaks. It is also recommended that you visit the surface of your roof yearly – during good weather – to look for any loose, missing, eroded, warped or otherwise damaged shingles and to check the overall condition of your roof.

You should also clean rain gutters and downspouts of leaves and other debris regularly, preferably in the fall once the trees are bare. While doing this, check for mineral deposits which could indicate the erosion of asphalt shingles.

Many people would prefer not to inspect their roofs themselves. Roofs can be pitched at very steep angles and pose quite a challenge to those leery of heights. Inspecting the roof from an attic or crawlspace full of spiders and other creepy inhabitants may not be too attractive either. Another issue is most people are unsure of what to look for. Leaks can be hard to track – water travels downward and the damage can be far from the actual leak. Because of this, hiring an expert to inspect the roof for you is something you should consider.

We offer full service, unbiased roof inspections and will provide you with a detailed report of our findings complete with recommended maintenance and repair suggestions. Please contact us for quotes.



These shingles were the result of a manufacturing defect. Notice how a section of shingles is all that is damaged, this amounts to one bundle of shingles and is commonly installed in the manner shown.

Cupped or curled shingles does not necessarily mean they are going to leak, it takes a trained eye to detect truly damaged roofs.

About the Author

In 1984 Tim Oglesby unknowingly bought a home with significant defects. In 1994 he began Home Check America to assist new homeowners in NE Illinois. With degrees in business and management, trained as a home inspector with Carson & Dunlop Engineering, general contractor for ten years, a licensed home inspector and real estate broker; he is a sought after public speaker and author on issues important to property management and homeownership.

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