

Spring Has Sprung a Leaky Roof



That gentle spring rain is great for your garden, but it's not so nice when you're dealing with a leaky roof. If you've noticed peeling wallpaper, cracked paint, stains on the ceiling or actual drips that you have to catch in buckets or pots, you need to think about fixing your roof.

A few things you should know about roof repairs

The best-case scenario is that a section of your roof will require patching or repair. The worst-case scenario is an expensive recovering or replacement of your entire roof. When determining which scenario applies to your roof, interview some quality roofing professionals and consider these facts:

- A roof needs to be replaced every 20 to 30 years, on average, depending on materials, installation, weather and maintenance
- Finding the source of a leak can be challenging, even for roofing pros, and repairs can get pricey if you have to keep calling them back for additional fixes

When a new roof is your only option

Your chosen roofing professional has advised you need a new roof. Now, you have a number of new questions to answer:

1. **Replace or recover?** Outright replacement means tearing off the roof and installing a new one. Recovering involves installing new shingles over an existing roof. Depending on building code in your area, you may not be allowed more than one roof recovering before a complete replacement is necessary
2. **What materials do you want to use?** While most people choose cost-effective asphalt shingles, which come in a variety of grades and colours. You can also choose shingles made of wood, ceramic, slate, metal, or synthetics made to look like slate or wood
3. **How's your attic ventilation?** Proper ventilation can save energy, prevent structural damage caused by moisture, prolong the life of your roof, and make your home more comfortable. Have your roofing professional check it out before any works begins

Once your new roof is installed, maintain it diligently. Inspect it every spring and fall, as poor maintenance is the leading cause of damage and leaks. Replace damaged shingles and take note of sagging or other damage. Careful maintenance of a new roof will keep you and your family leak-free and happy - at least for the next 20 to 30 years.

Visit: <http://www.stlazarehomesforsale.com>