

# CALGARY, AB



## FREE 2017 ROOF REPORT

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# Common roofing issues

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What is attic condensation?

Have you ever noticed a small stain on your ceiling of the washroom or bedroom. This issue might not be the integrity of your roof.

Attic condensation happens in winter, when we have long cold snaps and warm air escapes into attic causing frost to adhere to the roofing deck. When the cold snap is over and warms up the frost starts to melt and minor water stains appear on the ceiling.

This could be caused by several elements such as:

- Poor attic ventilation
- Pot lights
- Temperature setting in the home (very warm)
- Poor insulation





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## What is valley deterioration?

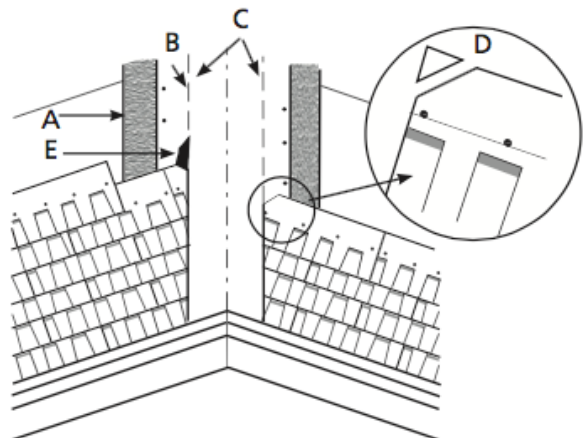
The valleys on your roof are created where 2 slopes meet. The valley creates a channel where all the rain water meets from the 2 slopes carrying a high volume of water flow deteriorating this area faster. Valley are considered one of the most vulnerable area of a roof and one of the most common sources of roof leaks. Therefore, the valleys needs to be very well protected for it to match the life expectancy of the entire roofing system.

The best method to protect the valleys is to applied a ice/water asphalt membrane, install a heavy gauge metal valley and install the shingles open style (with the metal valley showing). This method will minimize in it's entirety the deterioration of the shingles and provide extra protection when snow starts to melt avoid any water seepage.



### Valley installation components

- A. Ice/Water protection membrane
- B. Heavy gauge metal valley
- C. Width of exposed metal valley
- D. Corner cut shingle
- E. Asphalt plastic cement



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## Why is only one side of my roof in bad shape?

You might have noticed that some slopes of your roof are deteriorated but the others ones are still in good condition. The reason this happens is because the south slopes always get more exposure to the sun, therefore, deteriorates the shingle way faster than the other slopes.

Sometimes can get away with replacing only the south slope to reduce the cost of a full roof replacement.





## Questions you might be asking yourself...

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Do I need to replace my roof? Can it wait?

The only way to determine if a roof needs to be replaced is to complete a roof assessment. The assessment consists in the following:

- Age of the roof
- Inspection of critical areas
- Does it have underlay protection
- Do you already have any leaks
- How much life does the roof have left

Depending on the results of the roof assessment we can determine if the roof replacement can wait or if a partial replacement will solve the issues.

However, you can also have an idea by check the following yourself.

- Roof shingles curling
- Excessive loose of granules (typically found on the bottom end of a downspout)
- Roofing shingles buckling
- Interior damage by water seepage
- Moss growth on the shingles



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## How much does a roof typically costs?

Roof replace vary in price by several different factors. There is no way to determine an accurate cost (without any surprises) unless properly assessed by a professional. The factors that are considered when calculating a replacement cost.

- **Size of the roof.** The bigger the roof the more it cost.
- **Valleys.** Valleys require additional work and material. They are one of the most vulnerable areas of the roof and need special attention.
- **Roof pitch.** The steeper the roof the more time consuming and dangerous. The installers require safety gear, load the material by hand (typically a delivery truck loads the material unto the roof) and more time cleaning and set up as they can't throw the waste directly into the bin.
- **Roofing material.** The roofing product plays a big part in the cost. Almost all the shingles take the same time to install so the labour does not vary as much, however, the cost of material can jump from 50%-150% depending on the product you have selected.
- **Extras.** High profile ridge cap, skylights and other accessories add charm to the roof, these items increase the overall price of your roof.



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## Who can I trust?

We believe there are several guidelines to follow in order to find a reputable contractor.

- Meet the contractor in person
- Be well informed of the job you need to be completed
- Make sure the company has full time service and office personnel
- Make sure you have a written agreement in place before hiring
- Make sure the company has a website and contact information
- Ask the company if they have working relationships with other companies

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## How can I make my roof last longer?

After a roof has been recently replaced, yearly inspections are required to ensure a long lasting system. The following items need to be looked at:

- Missing sealant on accessories/nails.
- Removal of branches or debris
- No blown or missing shingles
- Check metal valleys are functional (they crack due to expansion/contraction)
- Around chimneys, ensure they are watertight (loose mortar, chimney chase cap)
- Installing downspout extension avoid shingle erosion





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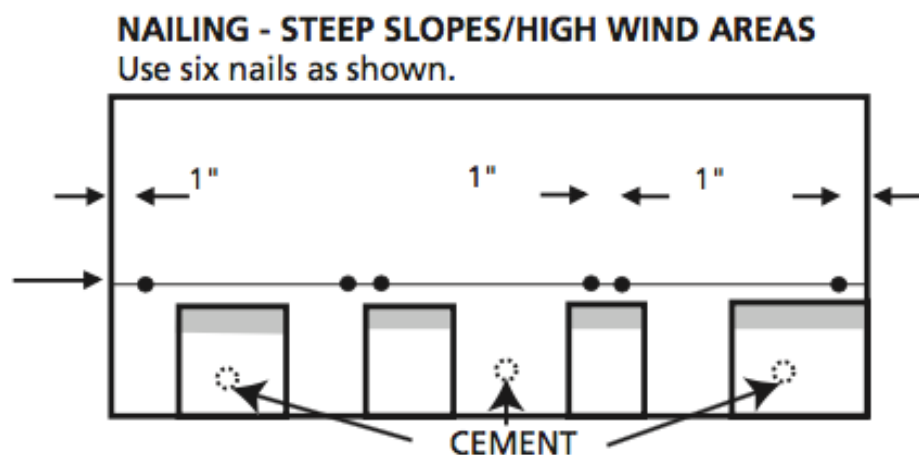
## How to prevent shingles from blowing off my roof during high winds?

If you live in a windy area there are a couple of things that could be done to reduce or completely eliminate the risk of any shingles blowing off your roof.

The first one would you be to install a shingle specifically designed for high wind areas. Click [HERE](#) for a link to a video explaining the benefits of using this type of shingle

The second option would be to ask the roofing contractor to have the installers apply there 1" diameter spots of asphalt plastic cement under the shingle. This will help the shingle stay in place during high wind storms.

Refer to the image below



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## What's the typical warranty?

There are 2 warranties that cover your roof when it's completed.

1. Each contractor has their own warranty. There are some contractor that cover 1 year and other cover up to 10 years of workmanship. Ensure that the warranty is clear as some contractors try to make it seem as they have a longer period of coverage but in reality they are riding on the manufacture's warranty which does not cover workmanship.
2. Each roofing product manufacturer has it's own warranty. The warranty covers manufacturing defects and leaks as a result of the defects. They also have other warranties but with limitations and exclusions. Most of the manufacturer have a Non-prorated period of 15 years and after that they prorate their coverage, which means that they cover partial cost of the material.

# Types of roofing systems

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## Asphalt Shingles

Asphalt shingles are the most widely-used roofing material in Calgary and North America due to their long life-span and low cost in comparison to other materials. Asphalt shingles containing fibreglass are durable, have high wind-resistance, and have a high fire rating. Ice and Water protector installed beneath shingles provide an added waterproof barrier to the roofing system.

These roofing systems typically last between 20-25 years. There are several categories of asphalt shingles, they vary in price and quality.

Profile of asphalt shingles:

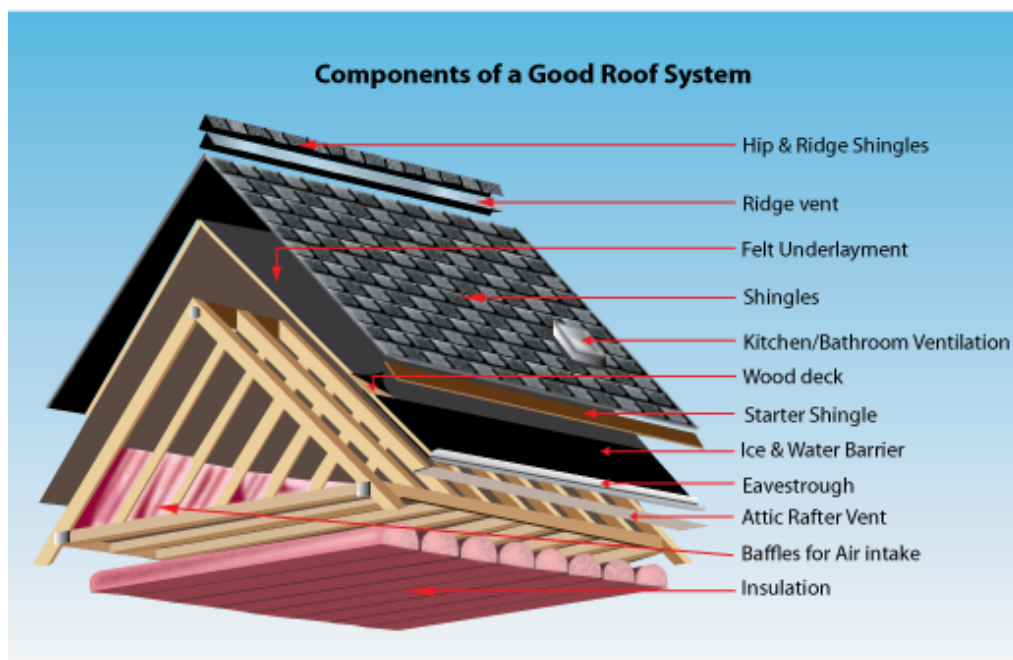
**3 Tab:** This profile of shingles is the lowest grade. They are single panel, least resistant to high winds and deteriorate fastest. This profile is no longer used install new roofing systems as they cost the same as the laminated profile.

**Laminated:** This profile is the most popular and cost efficient. They are built with 2 layers of heavyweight fibreglass mat, very durable and high wind resistant. Also, the shake-like appearance provides more contrast and deeper profile.

**Laminated with woven fabric nailing strip:** The shingle is exactly the same as the profile above with the difference of including superior nailing area in which ensures fastening strength, helping to prevent nail heads from popping out due to high winds.

**Designer:** This profile is more looks than a performance upgrade. It is a luxury product and has a slate look to it.

**Asphalt Shake:** This shingle profile is the most premium product in the market. It is thicker, heavier, better looking than the other profiles available. It has a higher hail impact resistance.



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## Cedar Shakes

Cedar Shakes are the second most used roofing system in Calgary. Cedar is one of the most durable types of wood and is one of the easiest to grow. Cedar shakes offer a high level of protection and have a beautiful curb appeal, they are durable, biodegradable, have a low carbon footprint, are impact resistant among many other. However, this roofing system is one of the most labour intensive and has a high material cost which elevates it's overall installation price.





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## Rubber Shingles

Rubber Shingles are roofing product that is made from recycled tires. They are environmentally friendly, recyclable, have a 50 year non-prorated lifetime warranty and is transferable. Also, has a warranty coverage for up to 2" diameter hail. The cost of this roofing product is similar to cedar shakes and around double the price of asphalt shingles.



## What to do next...

If you want to know more about the condition of your roof please do one of the following:

- Reply to the email where you received the free roof report
- Call us at (403) 909 3236
- Send us an email at [info@kinoexteriors.com](mailto:info@kinoexteriors.com)

We hope that you found this information helpful.

Contact us for any feedback or comments, we are always listening to serve better.



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