

Roof inspection: repair or replace?



SABRINA ESHOO
EIEI HOME

With winter on its way, there's no better time than now for homeowners to go through their maintenance checklist and check roof upkeep off the list. eieihome spoke to Wayne Palmer of George Kent Home Improvements, a Toronto home improvement company in the business since 1949, about the importance of regular roof inspection.

When to start

"It is usually wise to have your roof inspected during fall, because it helps diagnose problems early," suggests Wayne Palmer. A pro-

like granules cover the surface of the shingles to shield them from the sun's damaging ultraviolet rays.

Have your roof checked for proper ventilation and insulation. "An attic should be ventilated at a ratio of at least 1 to 3, which means for every 300 square feet of attic space, there should be one square foot of both roof and soffit venting installed," says Palmer.

When it comes to insulation, how do you know what type to use or how much your home requires? Canadian insulation products are labeled with R and RSI values that tell you the effectiveness of the insulating materials, so the higher the R or RSI value, the more resistant the material is to the movement of heat. The minimum R value is specified in provincial building codes and should be adhered to.

fessional roofing contractor should conduct your inspection, as they will be able to find any signs of potential problems the average person would not recognize.

What to inspect

The inspection should include looking for cracked caulking or rust spots on flashing, shingles that are buckling, curling, blistering, missing or broken and cracked or worn rubber boots around vent pipes. If you notice coloured grit from the asphalt tiles in the gutters, it is a bad sign. Those sand-

How to find a professional roofer

Asking the right questions is key to selecting the right contractor. Start by asking about material and workmanship warranties. eieihome has an easy to use directory of roofing contractors with ratings and reviews to help make your planning easier. According to Palmer, "most new roofing companies close within the first 5 years of business leaving customers in a

real predicament when problems arise."

George Kent Home Improvements has a five star rating on eieihome.com with positive client reviews. "We are factory-certified GAF Master Elite roofing contractors, which means we have completed the manufacturers training program, are fully licensed, insured, carry a current WSIB certificate and are committed to ongoing professional training to ensure quality installation," assures Palmer. Only 2% of roof-

ing contractors across Canada hold the designation of being Certified Master Elite members. Choosing a GAF Master Elite Contractor is your assurance that you'll be dealing with a quality, reputable, and dependable professional contractor.

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