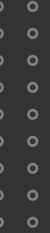


**COLLINS  
ROOFING**



**The Ultimate  
30 Point Checklist for  
HOME ROOF REPAIR**





# The Ultimate 30 Point Checklist For Home Roof Repair

It's no secret to Central Illinois homeowners that weather can cause severe damage to your home's roof.

Wait too long to get your roof repaired or replaced, and that leaky roof could do damage to other parts of your home like your attic, interior walls, and ceilings. While no homeowner wants to hear the news that their roof needs repaired or replaced, every central Illinois homeowner needs to know the signs of potential roof damage.

Catching problems early could save you a lot of time, money, and aggravation that comes with more extensive home repairs.



Here are some of the top signs of potential roof damage.

1. **Are your shingles curling, broken, or missing?**

Missing, cupped, curling, or broken shingles are all telltale indications that the roof shingles are nearing the completion of their life expectancy. If you see a lot of damaged shingles, you should consider getting those shingles replaced.

2. **Are your roof tiles wet, dark, and dirty?**

If your tiles are allowing moisture to be trapped, they aren't doing their job. It's also important to know that the moisture might not come from that tile or shingle. Remember, water runs downhill.

3. **Are there lots of shingle granules in your gutters?**

Composite or asphalt shingles lose their granules when they begin to wear out. These granules usually find their way into your gutters. The granules look like rugged, black sand and can be mistaken for dirt by the untrained eye.

4. **Is there deterioration around roof objects and openings.**

Chimneys, vents, pipes, and other items that exit your roof are where wear and tear may first develop. Catching and repairing these areas as soon as possible could save you a lot of money in future repair bills.

## 5. Is your home's exterior paint blistering or peeling?

If your attic room is poorly ventilated, moisture can build up near the roofline--which can cause paint to peel off, crack, or bubble (This might likewise be an indication that your rain gutter system needs repair).

## 6. Have you noticed interior paint tarnishing or staining?

Exterior holes in your roof, even small holes, can allow water to seep into your home and create water stains on interior wall surfaces or ceilings. Your roofing's underlayment may be allowing moisture right into your home, which leads to discolorations. Replacing your roof and roof underlayment can resolve this.





## 7. Are your plumbing air vent boots damaged?

Plumbing vent boots can be all plastic, metal, or perhaps two-piece steel units. Inspect plastic bases for fractures and metal bases for damaged joints. Then analyze the rubber boot surrounding the pipeline. They can be rotted away or torn, allowing water right into the house along the pipe. If you find rotted, cracked, or broken vent boots, you should replace them. If the nails at the base are missing or damaged, and the boot remains in good shape, change them with the rubber-washer screws used for metal roofing systems.

## 8. Have you checked your attic for leaks after it rains?

If rain is getting into your attic, it might be due to broken or missing flashing, porous underlayment, broken or missing shingles. Honestly, if you have water in your attic, it could be caused by several issues. If left untreated over time, moisture in your attic can cause expensive severe damage to your home. You should find the cause and have it remediated as soon as possible.

## 9. Is your roof sagging?

Composite or asphalt shingles lose their granules when they begin to wear out. These granules usually find their way into your gutters. The granules look like rugged, black sand and can be mistaken for dirt by the untrained eye.

## 10. Do you see outside light shining through your roof?

Pick a nice sunny day, go up into your attic. If you can see streams of light coming in, water can find a way into your attic. Run a colored straw into any hole you see, then get on your roof and inspect the area around the straw to determine the best course of action.

## 11. Has your heating and cooling bills increased?

If you suddenly see a spike in your cooling or heating costs, you may have energy and money leaking out through your roof. Repairing or replacing your roof with a more energy-efficient roof system can help lower your energy costs.

## 12. Is your roof over 25 years old?

Your home's roof life expectancy depends on several factors, including materials used, weather, year-round climate, and general preventative maintenance. A typical asphalt shingle roof can last 25+ years, while a metal roof can last 40-70 years, and slate tile roofs can last 75-200 years. Check your roof warranty for coverage if you have had your roof repaired or replaced and are now showing signs of failure.





## 13. Shiners.

Shiners are roofing nails that have over-penetrated the roof deck, likely because the roof installer may have used excessively long roofing nails. Moisture that escapes right into the chilly attic from the rooms below frequently condenses on cool nails. Sometimes you can find this if you go up into your attic room on a cool evening. The nails will look white because they're frosted. When the attic room heats up a bit during the day, the frost melts and drips, the nails frost up at night once more, and so on. The remedy is to clip the nail with side-cutting pliers.

## 14. Are your soffits dirty or clogged?

Attic airflow is essential to the health of your home. It starts with soffit vents that breathe in outdoor air-- necessary to produce an airflow that moves attic room air out the roofing vents. When the air goes into the soffit, it usually continues through an air chute or a few other openings along the bottom of the roof covering the attic room. In each rafter space, the plastic air chutes (from home centers and developing providers) maintain the air course clear between the rafters and the roofing system sheathing. Clear soffits help to stop moisture build-up and ultimately mold development on your roofing system's framing.

## 15. Kick-Out Flashing.

Kick-out flashing should be installed at the end of a roof-wall intersection to divert water from the wall and into gutters. The kick-out flashing should be large enough to handle expected central Illinois stormwater flows. It is essential where a roof side satisfies a sidewall. Without it, roofing drainage streams down the wall surface and possibly right into the wall. Moisture damage can worsen when a door or a window is below, and water leaks behind the trim. You may not see it for years, yet ultimately, the rot will ruin sheathing and framing. The constant moisture can also attract and create a buffet for insects that feed on your home, like termites and carpenter ants. In extreme instances, the stucco is the only point standing up the wall! Don't wait on that to take place for you.



## 16. Rusted seamless gutters.

Gutter leaks typically start at rusted areas or joints that have opened because of expansion and contraction. If your seamless gutter is still essentially sound, the most accessible means to stop the leak is by covering the damaged location with roof and gutter repair service tape (readily available at home repair stores and hardware stores). First, get rid of rust with a cord brush, scratch out tar with a putty knife, and fill holes with putty.

## 17. Roofing system vent issues.

Check for broken housings on plastic roof vents and broken joints on metal ones. You may be tempted to caulk it and be done with it. However, that solution will not last long. The best solution is to replace the damaged vents. Additionally, look for pulled or missing nails at the base's bottom side. Replace them with rubber-washer screws. You can often remove nails under the roof shingles on both sides of the air vent. There will be nails across the top of the vent as well. Screw the bottom in position with rubber-washer screws. You can lay a bead of caulk below the tiles on both sides of the vent to hold the shingles down and include a water barrier. That's much easier than re-nailing the tiles.

## 18. Loose step flashing.

Composite or asphalt shingles lose their granules when they begin to wear out. These granules usually find their way into your gutters. The granules look like rugged, black sand and can be mistaken for dirt by the untrained eye.

## 19. Do you see mold and mildew on your exterior walls.

If mold is expanding on an exterior wall, there can be a leak in your roof covering. Check around all possible entry points, like door and window frames. After that, locate the site on the other side of the wall or ceiling. Search for ground sloping toward the house and downspouts emptying next to the wall.



## □ 20. Holes drilled on purpose.

Tiny openings in tiles are stealthy because they can create rot and other damages for many years before you observe the obvious signs of a leak. You might locate holes left over from old dish antenna or TV antennas, or just about anything. It would help if you pulled any old nails and then patch the holes. Small openings are simple to deal with, but the fix isn't to inject caulk into the hole. You'll fix this set with flashing.



## □ 21. Missing outer gutter apron.

When water flows off the side of your roof, some of the water holds on to the underside of the shingles and oozes towards the fascia. If you have rain gutters but no gutter apron to stop the water, it will undoubtedly wick behind your gutters. Ultimately, the fascia, soffits, as well as even the roof covering sheathing will surely rot. You may see water spots below the gutter on the fascia and the soffit. You should check for missing or broken gutter aprons.

## 22. Rusted Chimney Flashing.

Santa Clause isn't the only thing that uses your chimney to get into your home. It's also a common place for water, rodents, and debris to enter your home. Check the flashing around your chimney's shafts for corrosion if it's galvanized steel, especially at the 90-degree bend at the bottom. A quick yet relatively long-lasting fix is to slip brand-new flashing under the old, rusted stuff.

## 23. Discolorations around a shower room fan.

Water stains on the ceiling around your bath fan might show a leak originating from the air vent cap on your roofing system, but condensation is the more likely culprit. If bathroom fan ducting isn't correctly insulated, the moist air from your home will undoubtedly condense inside the air duct.

## 24. Does your home have hail damage?

When a huge hailstone strikes an asphalt shingle, it can tear or even puncture the roof shingles. Yet typically, it simply knocks granules off the surface area. When a tile loses its protective layer of granules, UV rays from the sunlight start to destroy it. More granules fall off around the damaged area, and the damage grows.

## 25. Does your home have ice damage?

Ice dams (as well as slides) can trigger severe damage to your home by presenting roofing leaks (includes damages to underlying insulation, sheathing, attic space, drywall, etc.) or mechanical damage/abrasions to the roof product itself.



## 26. Does your home have wind damage?

Has a recent storm rolled through your neighborhood? Visually inspect your roof for missing, ripped, or broken shingles. High winds are one of the most common causes of roof damage. Replacing roof tiles now could save you a lot of money in future repair bills.

## 27. Does your roof have sun damage?

As your roof ages, the sun takes its toll. Ultra-violet radiation and thermal expansion can cause your roof shingles to bleach, crumble, and warp. Sun damage is most common in standard asphalt shingles.



## 28. Has a rodent made your home their home?

Uninvited guests like squirrels and raccoons can do severe damage by chewing their way into your home, and as their family grows, so can the damage to your home. Don't think you won't find rodents in your attic just because you live in a city. We see them all the time. It's best to kick them out and seal up their entry point.

## 29. Insect infestations.

Just like humans, insects need three things to survive: food, water, and shelter. Directing water away from your home can prevent water from turning your home into a full-time food buffet for termites and carpenter ants.

Be sure to have your home inspected by a licensed bug doctor. A good one will make you aware of things to correct conditions that invite pests into your home.

## 30. And lastly, your homeowner's insurance policy.

When is the last time you read your homeowners insurance policy? We recommend you review your insurance policy annually with your insurance agent. Make sure you understand what is covered, what isn't covered, and your deductible, and if your claim could be denied because you did not do the required routine maintenance.

If you have questions or concerns about your home's roof, you can contact us to schedule a free roof inspection. We can work with you and your insurance company to make sure that your home is protected.





# About Us

When Collins Roofing was born, all we had was a single beat-up pickup truck, a few second-hand tools, and a total of 3 employees. Today, we have an entire fleet of trucks, all the tools we could ever need, and over 20 employees. The road between there and here has been rocky. There have been ups and downs, lessons learned, and our fair share of blood, sweat, and tears. But, through it all, we've managed to build a trusted name in the Central Illinois roofing industry.

In our line of work, reputation means everything. Word of mouth can break a contractor just as quickly as it can make one. That's why we've always labored to not only meet but exceed our customers' expectations on every project. Today's goal remains the same as when we climbed our first roof—to provide the absolute best service to every one of our customers.

Our employees aren't just nameless, faceless laborers. They're professionals—highly trained and equipped to handle whatever job a homeowner can throw at them. We invest countless hours and dollars into making sure they have everything they need to get the job done right—every time. Those aren't just words for us; we back up every project with a 100% guarantee on our workmanship. If you're not satisfied, give us a call, and we'll do whatever we need to do to make it right.

If you're looking for a roofing contractor, local is everything. We've seen far too many fly-by-night contractors float in after the latest storm, throw up a handful of roofs, collect their insurance money, and disappear just as suddenly as they came. Sadly, these are the roofs we end up coming to repair or replace just a few short years down the road.

Don't let that be you. The roof over your head is just too important to trust to any old contractor with a business card and a decal on the side of his truck. You need a local name—trusted and respected by your friends and neighbors. For that reason, we're happy to provide you with a list of testimonials and references from our satisfied customers.



[www.roofingbycollins.com](http://www.roofingbycollins.com)