



Ten Most Common Leak Locations

The Field of Shingles

If your roof is older, it is possible that the leak is within the roof field.

Valleys

A valley is a line where two roof planes intersect. A metal flashing should be run in these valleys. Valleys can be big problems if the shingles weren't trimmed correctly.

Head Wall Flashings

Some roofs stop at a vertical wall. A metal flashing must be in place to direct water streaming down the wall away from the stopping point of the shingles. This flashing may be behind wood siding or in front of a brick wall.

Wall Step Flashing

Step flashings are found where a roof climbs alongside a vertical wall. As each row of shingles is laid, a step flashing is installed over the shingle next to the wall. Part of the flashing turns up on the wall and the other portion gets covered by the next row of shingles.

Chimneys

Chimneys contain four different types of flashing. All must be right or you will have a leak. Plus, the counter flashing that goes into the brick mortar joint must be right. A hairline crack above the flashing can allow vast amounts of water to run behind the flashings.

Plumbing Vent Flashings

Pipe collars incorporate a rubber seal with an aluminum flashing. The rubber can fail in as little as 7 to 15 years.

Furnace or B-Vent Flashing

These flashings are basically identical to plumbing vent flashings. However, they sometimes have a metal storm collar.

Ice Dam Leaks

Ice damming or ice dam leaks plague people during the winter season. These leaks can happen even if everything on your roof is just fine! Ice dams block the natural flow of water down a roof. The water begins to back up under flashings, shingles, tar paper, etc. Once water begins to flow into the house, it can drip for days.

Wind Blown Rain Leaks

Wind driven rain can also be a major problem. The only lines of defense are tar paper and the ice dam membranes.

Non-Roof Leaks!

Sometimes you think you have a roof leak when in fact the roof is fine.

