



# AZUL

## ROOFING SOLUTIONS

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# WHAT IS YOUR ROOF TRYING TO TELL YOU?



The greater Phoenix area sees more sunshine than any other metro area in the country. But Arizona's beautiful and extreme climate can wreak havoc on your roof. With 100-plus degree temperatures, dust, and monsoon storms, as well as all types of pop-up thunderstorms and high winds, Arizona's

Your roof becomes the most vulnerable in the summer when the thermostat climbs well into the 100s and our harsh monsoon rains kicks in – generally between June 15th and September 30th. While each type of roofing material has its own pros and cons, they all can be damaged by



severe desert weather can dramatically shorten the life and effectiveness of an average roofing system.

excessive heat, rain, and dust storms. Most Arizona roofing experts recommend having your roof inspected twice per year. Once in the spring right before the temperature starts to climb, and again right after monsoon season.

Take Arizona's soaring summer temperatures as an example. Extreme heat will make your roof expand and contract over time. Over the years, this constant expansion and contraction can create tiny cracks that allow monsoon moisture to seep through. Your roof also provides thermal protection for your home. An older or damaged roof will struggle to keep cold air inside during sweltering summer months, resulting in increasingly higher power bills. Fortunately, modern roofing systems offer much greater longevity and thermal abilities than those offered even ten years ago.

This paper will help you better understand exactly how Arizona's extreme weather can damage your roof. Our goal is to explain the many factors that can cause your roof to need repair or a replacement, while helping you to identify early warning signs before they become a roofing emergency.



### Simple Visual Inspection:

Because Arizona weather can cause a multitude of problems to any type of roof, it's best to do a visual inspection twice yearly, or ideally, have a professional roofing expert come to your home for a professional evaluation. Most reputable roofing companies provide free, no-obligation on-site inspections at your convenience.

For those DIY-ers out there, you can do a very basic visual inspection without even climbing a ladder. This approach ensures your safety and eliminates any potential harm that may happen to your roof by walking on the wrong areas. Just grab a pair of binoculars and scan for obvious warning signs. On the outside, look for cracked, torn, bald, or missing shingles, as well as cracked or broken tiles. You



should also look for moisture stains on the underside of eaves and overhangs. Scan for loose material or wear around chimneys, vents, pipes, or other penetrations. Also, make sure to look for cracked and worn mortar joints on tile roofs. If you have an older shingle roof, look for an excessive amount of shingle granules in the gutters or on the ground at the perimeter of your home.

Be sure to also examine the drainage systems of your house and make sure your gutters and downspouts are securely attached. You'll also want to confirm that all drains are open and allow water to exit freely.

Inside the house, you should check for any obvious signs of water leaks. This includes dark areas on ceilings, damp spots alongside chimneys, or water stains near attic vents. Inspect the water heater or furnace for early signs of roof damage near all ducting and pipes to the outside.

Don't forget your attic space! Make sure that all bath, kitchen, and dryer vents go entirely outside of your home, not just into the attic. Your attic is very important to the overall health of your roof. If the temperature and humidity in your attic are not controlled, it can cause your roof to warp. Poor insulation in an attic can also raise your energy costs, and poor ventilation can lead to moisture damage.

### Out of Sight, Out of Mind

The excessive Arizona temperatures also cause the underlying tar paper on tile roofs to dry out. While not always visible to the naked eye, this underlying tar paper is the final barrier protecting your property from leaks. Experts estimate that homeowners with tile roofs installed with the



minimum required underlayment (30# felt) can expect 16-18 years of life. Having your paper inspected properly requires careful lifting and replacement of shingles or tiles in trouble areas. To avoid damage or incorrect re-fitting, it's best to consult a professional roofer for this type of inspection.

### Water Spots: The Ultimate Warning Sign

In our years of experience, we find most homeowners assume that leaks are the direct result of something sudden. Don't get us wrong, in some cases this is true, but in most instances, sudden and incidental issues typically result in quick and severe interior damage. For example, if a tree branch falls and punctures the roof, that will usually result in a direct and easy path for water to enter your residence. Damage that occurs during these situations is usually noticed quickly and spreads fast.

Much more common in Arizona are leaks due to old age, wear and tear, and/or lack of maintenance. These leaks have often been brewing for some time, and usually begin very unnoticeably. Sometimes they begin with small bubbles in the paint, or small water stains that rarely appear to grow. These symptoms almost always hide much more severe problems that will grow over time if not addressed.

Have you ever had leakage in your roof that doesn't necessarily pass water through every time it rains? This is an indication that there is a small "pinhole" or deficiency in an area of your roof that requires a higher volume of water to produce leakage. There could also be excessive debris in the valleys of the roof that cause water to accumulate. This situation



allows water to deteriorate the underlayment over time, and can eventually cause significant interior water damage. This can result from something as miniscule as a tear in the underlayment, or a crooked nail. The point is that roof leaks are not always sudden or storm related damage.

When checking for functional damage, there are two questions to ask: 1) Are the roof's water shedding capabilities still intact? 2) Is the long-term life expectancy of the roof system compromised? If the answer to either of those two questions is yes, then your roof needs some attention.

#### **New Home Inspections: Can You Trust Them?**

We hear it all the time: "I just bought the home and the inspector said the roof is fine, but it's leaking." While new home inspections are important to perform to avoid the obvious problems, they are not always 100% accurate.

The home inspectors for a tile roof are not allowed to perform a "destructive" roof analysis. This means that they can only inspect what is visible on the roof's visible surface. Most will notate any broken tiles, debris or cracked mortar joints. The best, and only, way to tell the true age and condition of any roof is to examine the actual underlayment. Without lifting tiles in various areas, you will not be able to know the true condition and life expectancy. Even if broken tiles are replaced and the mortar joints are sealed prior to you taking possession, you still won't know exactly what to expect when it rains. A professional inspection will determine if the critical underlayment is intact, and by doing so, will help you avoid future calamities such as drywall, insulation, and painting repairs.



#### **Inspections, Inspections, Inspections**

The absolute best thing to do in any of these circumstances is to call a professional roofing company to schedule a free, no obligation roof evaluation. Azul Roofing's highly-skilled team is well trained in all aspects of Arizona's different roofing systems. Through our uniquely thorough inspection process, we'll be able to explain the exact condition of your roof and what may be required to extend its life. The good news is that not all roofs need to be torn off and replaced. There are almost always repairs and preventative maintenance that can be done to avoid roofing emergencies and extend the life of your roofing system. We have options to fit every budget. Call us today at **(480) 689-5055** or schedule your free no-obligation roof evaluation online at **[www.azulroof.com](http://www.azulroof.com)**.





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