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Accountability Means Everything

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# Perspective Piece: How New Roofs Turn Into Liabilities, and Cost You More Money and Headaches



Looking at this Eden Prairie home with a brand new roof, you wouldn't think there's anything wrong. These homeowners thought the same until they tried to sell their home.



The buyer's home inspector immediately discovered the roof was installed incorrectly. It was installed by a licensed contractor and inspected by the city of Eden Prairie. End result; the sellers had to pay \$7,500 twice to get the roof right so they could sell their home.



Here we can see the felt paper in the middle of the roof. You certainly don't want this on your roof.

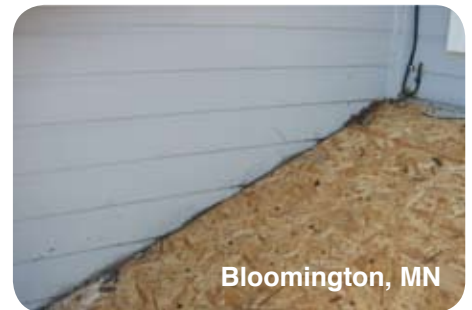
Would you buy a house with these problems?



The contractor installed a 4 inch rubber boot on a 3 inch pipe. Water was able to pass and leak into the home.



The new homeowners wondered why their roof would flap and make noise every time the wind blew, but it turned out that the entire roof was installed incorrectly. Unfortunately, they didn't have the roof inspected before they bought the house, and now the new owners had to spend \$6,850 to replace something that should have lasted them another 15 years.



This is a porch roof and the wood ceiling below had water damage. Upon tearing off the old roof we discover our problem: there is no flashing along these walls. Small details can make all the difference. Repair cost \$1,400 when \$100 worth of metal flashing was all that was needed to do it right the first time.



We see wind damage often: shingles loosen, lift or go missing. The majority of the time, this can be prevented if the roof was installed correctly. See the next two photos to learn how.



Upon closer look, the wind damage was caused by the roofing nails being driven too deeply into the shingle matting. This is either caused by a faulty nailing gun or over-pressurization. The nails should be driven flush into the shingle and along the nailing line.



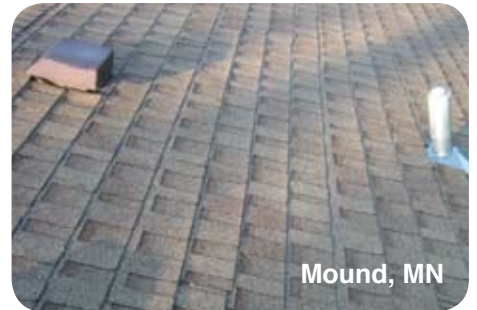
An even closer look shows how much all the nails on this roof were overdriven, which only leaves the shingles and the roof vulnerable to wind damage.



When I was doing a water leak inspection on a roof that's just a year old, I discovered many roofing nails "popping" through the shingles. Two things will cause this: 1.) the contractor is using a old, faulty nailing gun, or they are not regulating the air from the compressor, both of which can under-drive the roofing nails. The next photo will give us a closer look and show how a small detail can grow into a big problem.



Looking closer at the nail head "popping" through the shingle, we see how water will penetrate and cause damage. Again, this was happening through out the entire roof that was just a year old.



As you can see, this entire roof was badly installed. The shingles are installed too high, and you shouldn't see these lines. None of the shingles were double nailed which makes the entire roof very vulnerable to wind damage.



This roof was barely one year old and the homeowner noticed that shingles along the valley didn't look right. The problem was the metal valley under the shingles wasn't properly nailed, and lifted up which caused the shingles to lift. This repair typically has a cost of \$300 or more.

### HIRING TIPS

Hire someone who:

- 1) Has good knowledge of the roofing trade.
- 2) Pays attention to the details.
- 3) Has checks and balances in place.
- 4) Demonstrates that they are trustworthy, licensed, insured, and has a good list of references.

### Additional Tips & Notes:

Did you know that a vast majority of city building inspectors do not climb onto roofs to do their inspections? They will come out and look from the safety of the ground to verify the job is complete, and to great amazement this is all they are obligated to do. So, if you are counting on the city for checks and balances, think again.

Be prudent because roof repairs are expensive. You want your new roof to be an asset, not a liability — especially when it comes time to sell. Additional hiring tips and information can be found at Minnesota's Department of Labor & Industry Website: [www.doli.state.mn.us/contractor](http://www.doli.state.mn.us/contractor)

