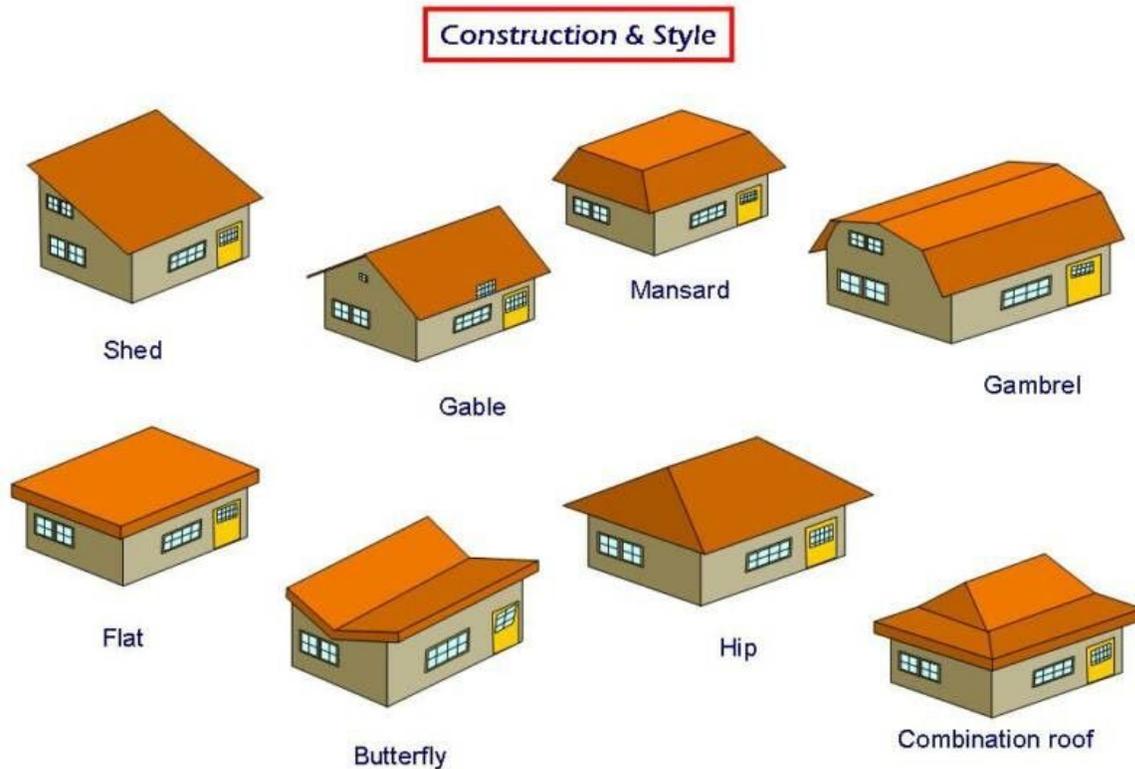


## Roofing Types and Maintenance -

There are all types, styles and materials for roofs and each has its own recommended maintenance. Modern innovations in construction and building technology are yielding energy efficient (and energy producing) options for new and existing residential construction.

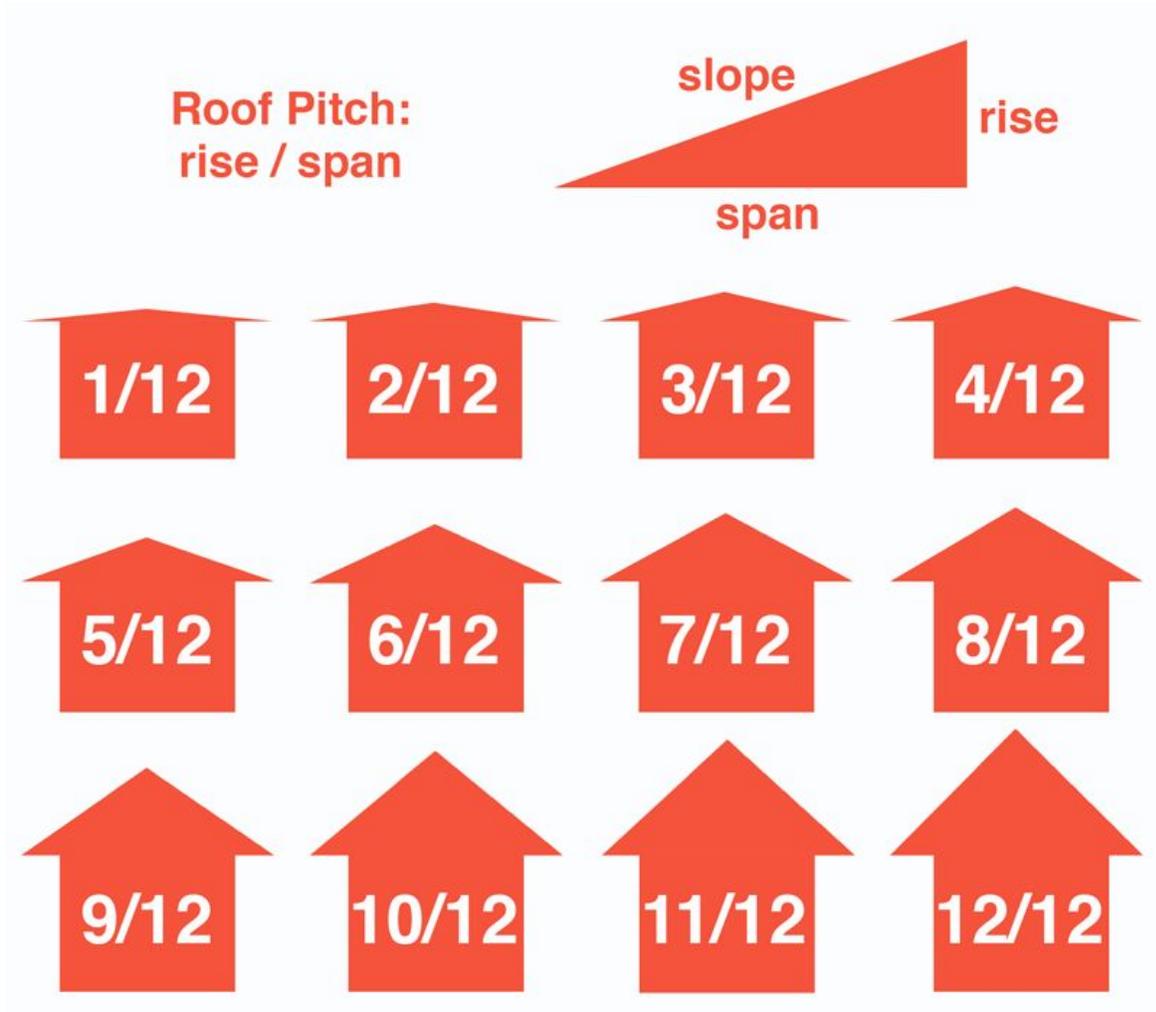
Here are some of the most common types of roofing styles:



ROOF

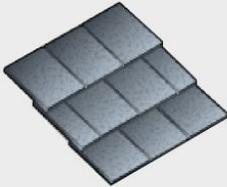
© 2005 INSPECTION DEPOT, INC.

Most styles can utilize various roofing material types, as well. There are exceptions, however. For example, asphalt roofing shingles should not be used on flat style roofs, or where the pitch is less than 4/12 (the absolute minimum being 2/12). When roofing contractors refer to 'pitch' they are describing the slope of the roof in terms of rise over run. With a 4/12 roof, there is 4" of rise for every 12" of run, and as you might expect, a 2/12 roof will create a scenario where water and moisture will penetrate the shingle tabs.



Other common roofing materials include metal, wood shakes, concrete tiles, clay tiles, and rolled roofing. While asphalt shingles are by far the most common type of roofing material used in Oregon and in most areas of the United States, the area your home is in will likely dictate the most efficient and effective roofing material.

## ROOFING MATERIALS



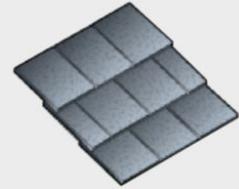
ASPHALT/  
COMPOSITION



METAL  
STANDING  
SEAM



CONCRETE  
TILE



METAL/  
ALUMINUM  
SHAKE



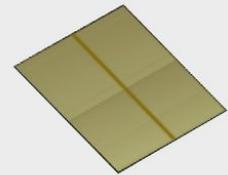
WOOD  
SHAKE



CONCRETE/  
CLAY TILE



VINYL  
MEMBRANE



ROLLED/  
FLAT ROOF

Of all the modern innovations in roofing materials and construction, solar energy roofing systems have to be one of the most intriguing. There are several companies which offer different systems, but highlighted here is Tesla and their solar panel roofing shingles. These shingles are actually glass tiles, and are guaranteed to last the life of the home. Check out the styles and options online here:

<https://www.tesla.com/solarroof>

Regardless of the roofing type and materials, ongoing maintenance of your roof is essential to ensure it remains effective and efficient. Moss, vegetation, trees limbs and foliage, proper drainage and effective venting at the soffits, ridge or otherwise are all aspects which can negatively affect a roofs lifespan. Based on the type of material you have, maintenance can often be done by the homeowner without any sort of special equipment or training, and often a roof checkup is only needed every 6 or 12 months.

When you notice a problem, however, it is best to address it immediately. Water penetration at flashing or skylights, missing or damaged asphalt shingles, active water leaks or mold / mildew on the underside of the roof decking, these are issues which should not be left any longer than

necessary. The roofing system is unique in that failures at the top of the home will quickly contribute or create issues for the systems below. Many roofing contractors offer free estimates and can address individual issues before they lead to more serious or expensive problems.



If you have questions regarding your home's roofing system, or would like to request an inspection, please contact me today. Need a second opinion, or further evaluation? I can provide a detailed report regarding the roof and each of the systems it intersects with, in order to identify defects and existing issues.

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