

## **Possible Concerns Regarding Your Roof – FLAT ROOF**

### **Free Winter Preparation - Roof Inspection**

If you have not had your roof inspected in a while, we encourage you to take advantage of our free service. If your roof is more than 7-10 years old, it could be time to inspect. Ross Roofing has been one of Monterey County's preferred roofing contractors, since 1950. Below is a list of some trouble items you may notice about your roof. If you would like help in identifying if your roof has any of these trouble signs, or would like a free estimate, please call us.

1. Roof Deterioration: Product is coming apart, is porous, buckling or may be causing leaks.
2. Edge metal is coming apart at joints and/or corners. Dry rot potential/Potential failure.
3. Cracking: product has noticeable cracks or splits – leak risk/potential failure.
4. Granule Loss: product is severely weathered, UV protection barrier is compromised.
5. Exposed Membranes at curbs or roof transitions.
6. Drains, scuppers blocked or plugged in need of reseal.
7. Roof Decks: Plywood substrate may be buckling or be on the verge of fungus type damage.
8. Pipe jacks/Flashings: Joints/Flashings are showing signs of advanced aging. Mastic is very old.
9. Chimney saddles or pipe jacks are set crooked and may allow storm water to intrude.
10. Warped roof deck boards at eave of valleys may have dry rot.
11. Gutters: Appear to be leaking, downspouts disconnected.

Estimated Costs for repairs: Services start at \$480.00    \$100. Discount if you book today.

Take advantage of our Free Roof and Attic Inspection Report. 5% up to \$500. Savings off of re-roofs for a limited time. Our full report provides you with an analysis of your roof, including pictures and descriptions of problems, you need to know about. The key to minimizing potential damage to your home from mold, fungus, overheated attic spaces and storm water intrusion from faulty roof systems is early detection. Please call us at 831.394.8581 to schedule your Free Roof Inspection today.