

# Keep on top of your roof's condition

All roofs need repair or replacement from time to time. But with periodic inspections and a little regular maintenance, you can add years to the life of your roof, and help avoid potential problems before they cause costly damage to your home.

To help you stay on top of your roof's condition, Canada Mortgage and Housing Corporation has a range of steps you can take to prevent damage, save money and deal with almost any problem you—and your roof—may encounter, including:

- For damaged or missing shingles or in the case of localized corrosion of metal roofing, consider replacing the individual shingles or roof section, or repair shallow surface corrosion by priming and painting.
- If your roof is sagging, consult a professional to determine whether or not it needs to be reinforced. If left untended, a single heavy snowfall or buildup of ice could break your roof's structural members.

- Ice damming or buildup during the winter can often be fixed by improving insulation and air sealing the ceiling. In some cases, installing eave heater cables can also be a compromise solution.
- For roof flashings, repair or replace damaged flashings and caulking, or hire a trained professional. Flashing details can be complicated, and ongoing leakage may lead to rot, staining, mold and even structural deterioration.

- Excess moisture in the attic can result from roof leaks or warm air escaping into the attic from the interior of the house. To prevent structural damage, rot and mold, check for and repair any leaks in the roof, air seal the ceiling, provide proper attic ventilation and ensure that exhaust fans vent outside your home, not into the attic.

- If the roofing material is either too old or simply not right for the job, find out which products quality builders and renovators are using in your area, and choose materials that are appropriate for your home. Then follow the manufacturer's recommendations for proper installation, or use a qualified installer, especially if special procedures are required.

- Finally, regardless of the size of the job, always put safety first. Working on roofs can be dangerous, so be sure to follow all safety precautions and regulations, or hire a qualified professional whenever special equipment or training are required.

For more information or a free copy of the "About Your House" fact sheet on *Repairing or Replacing Roof Finishes* or other guides to virtually every facet owning, maintaining or renovating your home, ask CMHC at 1-800-668-2642 or visit [www.cmhc.ca](http://www.cmhc.ca), where you can also view a "How To" video on roof maintenance.

Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency and a source of objective, reliable housing expertise.



**JENNIE STANHOPE\***  
\*Sales Rep.

**RE/MAX** Blue Springs Realty (Halton) Corp.

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TO VIEW THESE HOMES ON THE INTERNET GO TO [www.jenniestanhope.com](http://www.jenniestanhope.com)



\$344,900

**65 TREANOR CR., GEORGETOWN**

Executive, 2944 square foot home.



\$189,900

**107 HARRIS STREET, ROCKWOOD**  
3 bedroom bungalow with full basement



NEW PRICE

\$219,900

**185 JEFFERY, ACTON**  
4 bedroom updated home.



\$264,900

**131 HENRY STREET, ROCKWOOD**  
Custom built 2174 square foot backsplit.



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**4923 WELLINGTON RD. 44 (Guelph Line)**  
2100 square foot bungalow on 3/4 acre



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**113 LANDREX, ROCKWOOD**  
1300 sq. ft. bungalow with finished basement.

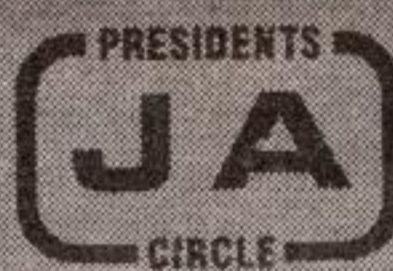


\$254,900

**205 CHRISTIE ST., ROCKWOOD**  
Open spacious 1830 sq. ft. bungalow. Backs onto forest.



Rod\*



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**The Presswood Team**

\*Sales Representatives  
E-mail us at: [rpresswood@trebnet.com](mailto:rpresswood@trebnet.com)

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**PERFORMANCE COUNTS!**



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5+ bedrooms with in-law potential. Approx. 1 acre backing onto green space with inground pool. Totally renovated maple kitchen with hardwood floor, centre island, skylight and combined with dining room. Three fireplaces, French doors, sunroom, walkout from family room. Bring the family. Call Rod\* or Dinah\*. 03-389-31



NEW PRICE

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