

your home

WHAT'S THE CONDITION OF YOUR ROOF? The 5-point roof maintenance check-list

(NC)-Your roof is a strategic component in your home's protective shell. A roof's longevity and its ability to remain waterproof will be increased if it is properly maintained. The following checklist can help you evaluate the condition of your roof in order to determine if it's time to consider a quick fix or a major overhaul.

- 1. Condition of the roof:** Inspect the surface and list the required minor repairs. It may be necessary to add repair compound around any openings such as the chimney. Repair or replace aged or damaged shingles, remove moss and mildew and clean out the gutters.
- 2. The attic:** If accessible, verify the following items:
- 3. Water tightness:** An inspection of the attic is a good way to find potential sources of water leaks. Dark stained areas on wood are usually signs of water damage. The accumulation of ice in the lower areas of the roof may also cause water leakage.
- 4. Insulation:** Formation of ice on lower areas of your roof is also a sign of poor insulation. Make sure your ceiling insulation is composed of a continuous vapour barrier and an insulating material. The vapour barrier must be airtight, and all holes for pipes and cables must be sealed.

This prevents warm and humid air from going through to the attic and condensing just under the roof structure, during cold weather. Insulation material should provide an R-factor of 30 or more.

5. Ventilation: Appropriate ventilation and insulation of the attic allows the air to circulate under the roof. In winter, proper ventilation reduces the melting of snow and the resulting risk of ice accumulation on the lower portions of the roof. In summer, it makes the house more comfortable and limits the overheating of the shingles.

If your roof inspection uncovers problems and extensive wear, it may be necessary to consider giving it a face-lift. On average, Canadian homeowners replace their roofing materials every 18 years at an average cost of \$4,500 per project, based on a standard 1,000 square foot bungalow roof.

A Canadian company, Techni-Seal, has created a simple, economical and environmentally friendly alternative to replacing roof shingles. The breakthrough product is called



For as little as \$700, you can regenerate your roof yourself and avoid the costly replacement of aging shingles and membranes.

Elastomeric Roof Coating and you apply it like paint over your old asphalt shingle or sheet-metal roof with a roller or airless sprayer. It is guaranteed to extend the life of your roof for up to seven years because the UV-resistant barrier it forms between your roofing material and the elements stops deterioration.

For as little as \$700, you can regenerate your roof yourself and avoid the costly replacement of aging shingles and membranes. Your face-lift can be simple or dramatic since this coating is the only product of its kind that comes in a wide range of colours, including black, brown, green, grey, white and aluminum.

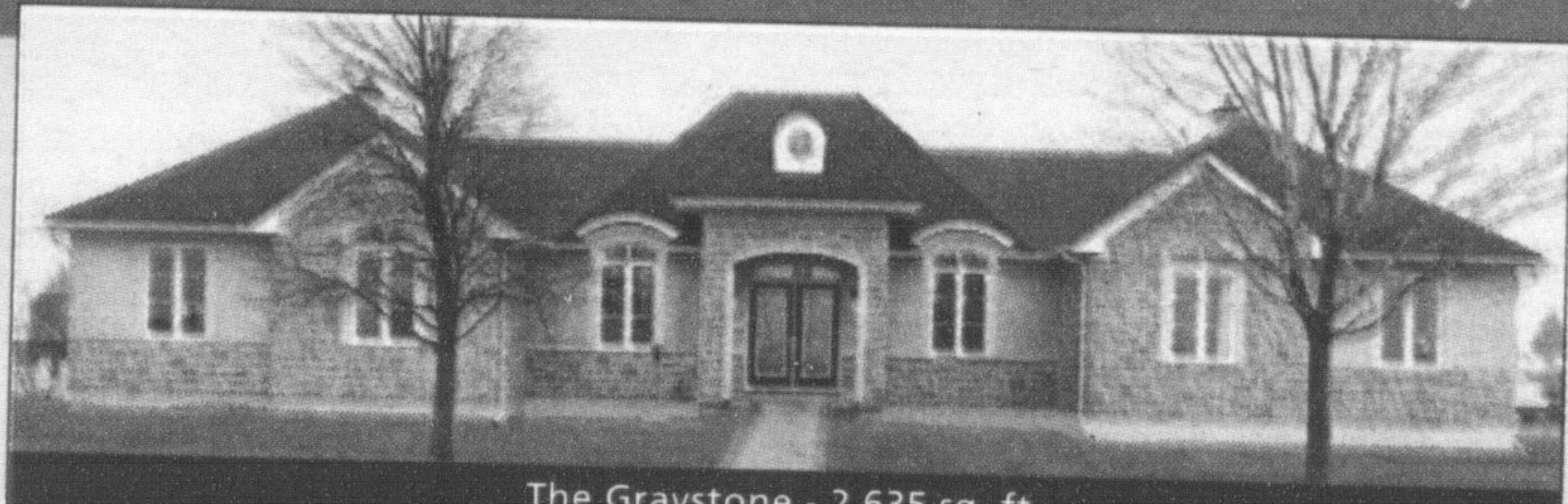
The product can be used on sloping or vertical surfaces. For more information, visit www.techniseal.com.

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Allan Roshko
NEW HOMES MANAGER
(905)632-4444 ext. 233
aroshko@burlingtonpost.com

Jenn Cruciano
ADVERTISING & MARKETING CONSULTANT
(905)632-4444 ext. 256
jcruciano@burlingtonpost.com

Susan Myers
ADVERTISING & MARKETING CONSULTANT
(905)632-4444 ext. 285
smyers@burlingtonpost.com

Suzanne Trickey
ADVERTISING & MARKETING CONSULTANT
(905)845-3824 ext. 242
strickey@oakvillebeaver.com

Siobhan Evans
SPECIAL FEATURES EDITOR
(905)632-4444 ext. 282
sevans@burlingtonpost.com

Sue Grzeskowiak
PRODUCTION DESIGN

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875 Main Street L9T 3Z3

www.haltsearch.com

Fax: (905) 632-1121

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