

Question: How will I know when it is time to replace my asphalt shingles, and when is the best time to do it? Patrik Hunt, Wakefield

Answer: There are several key signs of deterioration that will help you decide if it is time to re-shingle. These signs, visible from the ground, may include buckling and curling of the individual shingle tabs, blistering; little bubbles of tar developing on the shingle surface and loss of granules which you may find collecting in your eavestroughs or on the ground at the edge of the roof. Another sign may include actual holes on the shingle tab surface where the granules are missing and the shingle fibres are exposed. Last but not least, the shingles will have lost their flexibility and will become overly stiff and brittle. With the right, or wrong conditions these shingles will start to fall off leaving various exposed areas on your roof. Although shingle manufacturers market a 20, 25, or 30 year shingle, the life of your shingle will vary depending on sun exposure, attic ventilation and how often you or others walk on your roof ! I have seen 25 year shingles that had to be replaced after just 10 - 12 years of exposure. The best time, in my opinion, to re-shingle an asphalt roof is in the spring or early fall. Re-shingling during the summer heat is not advisable. As I have mentioned before, don't forget to add that extra row of ice and water shield to those vulnerable areas. Have a Safe and Happy Canada Day !!!!

Peter Weeks has been a Chelsea resident for 15 years. As a general contractor since 1988, he has been doing residential home inspections for about one year. He is an associate member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB. He is a Qualified and Fully Insured Inspector. Forward your question to , Peter at pwhi@sympatico.ca or by phone at 290.3697.