



## Why a Roof Only Leaks Sometimes and Not Others

While sporadic roof leaks are very frustrating, you may have figured the leak wasn't an issue if you saw a leak once and it didn't happen again during the next storm.

### And after all, don't all roofs leak a little?

The answer is No! A single leak is an indication that you are going to have bigger problems in the future and the more obvious a roof leak is, the bigger it likely is and should be addressed by an expert quickly.

While roofs are designed to protect your business from rain and the elements and hold up in harsh conditions, over time they will break down and start to leak.



## Common Causes Of Roof Leaks

Here are some reasons your roof may be leaking:

- Improper roof installation or construction
- Cracked shingles, lifted shingles, or blown-off shingles
- Punctures or tears in the membrane roofing surface
- Storm damage
- Clogged drains, gutters/downspouts
- Issues with flashing
- General wear and tear as the roof ages



## How To Find And Fix The Source Of The Leaks



Sometimes it is difficult to locate the source of a sporadic roof leak. Leaks might not be visible until days after a heavy storm, or may not occur under similar conditions.

When you notice a leak for the first time, the best course of action is to immediately schedule a roof inspection with a qualified roofer. The sooner you address the issue, the better.

Call a roofer as soon as you notice the leak so they can pinpoint the source while it's still active. Furthermore, the roofing technician should be able to spot watermarks, stains, dampness, and other indicators of a leak, even when the roof is not actively leaking.

## What Can Happen If It Isn't Fixed

Roof leaks shouldn't be ignored, even if they only happen sometimes.

Here are common consequences of not repairing a roof leak:

- Discolored ceilings and walls
- Plaster and sheetrock damage
- Mold growth

Why Does My Roof Only Leak Sometimes?

- Musky odor
- Wood rot
- Ruined insulation
- Damaged roof structure
- Accelerated aging of the roof

Unattended roof leaks can cause major problems. Minor leaks that you don't notice all the time are still a very serious issue. Water is still getting in, even when you can't directly see it. It's still doing damage. It's still opening you up to potential mold issues. And it will certainly get worse and worse until the damage is far more extensive.

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Bio: David Grandey is Sales and Marketing Manager for Highland Roofing Company where he is a member of the senior management team and maximizes the company's sales efforts by leading Highland's account management team. He also oversees all marketing and community relations efforts.

David is very active in the growth of the eastern North Carolina commercial real estate community through a variety of leadership roles with two chapters of Commercial Real Estate Women (CREW), IFMA and ULI and memberships in NAIOP, CMAA, NCHEA and NCEDA.

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