Given the harsh climate conditions (snow, rain, wind and ice) they must face, roofs easily deteriorate. Water infiltration through roofing is a very common problem in Québec.

RISK FACTORS

BE ALERT IF THERE IS:

Outdoors:

1. Deformed flashing at the base of the chimney;
2. Missing mortar between bricks on the chimney;
3. An area of water accumulation (inverse slope = poor roof drainage);
4. A blocked roof drain;
5. Inappropriate installation of equipment (antenna, ventilation, etc.) on the roof;
6. Deterioration of skylight cladding;
   - Evidence of rust on flashing.

Indoors:

- An opening or a gap in the ceiling of the upper storey, allowing warm air to escape into the open area under the roof;
- Water running down the sides of skylights;
- Water dripping from roof vents or soffits;
- A missing chimney radiation shield.

PREVENTION AND CORRECTION ADVICE

CONSULT A BUILDING EXPERT QUICKLY IF THERE IS:

Outdoors:

7. Missing flashing along the roof edge or on other roof structures (chimney, skylights, etc.);
8. A fissure in the membrane (flat roof);
9. A bulge in the membrane (flat roof);
   - An absence of shingles;
   - A leaking skylight;
   - Condensation due to a poorly or unventilated attic under a pitched roof.

Indoors:

- A kitchen or bathroom fan that draws air into the attic;
- Deterioration of the ceiling of the highest storey;
- Condensation and/or frost on roof timbers and trusses;
- The presence of water rings or mould on the roof trusses.

QUICK SAFETY TIPS

A. Make sure roof covering elements (shingles, metal sheets, siding) are not detaching.

B. Take care of places where snow or ice can accumulate to prevent it from dropping off the roof.

C. Ensure roof can be accessed safely.

D. Get any chimney instability repaired.

- Have someone repair broken skylight window panes.

IMPORTANT

Increasingly, homeowners are thinking of adding vegetation (green roof) or terraces onto a flat roof. Be careful! The majority of buildings constructed during the 20th century cannot support such loads. Consult a structural engineering before embarking on such a project!