



Home Inspection Services Newsletter

June, 2007

Educational Section: **Foamed Roofing**

Polyurethane Foam is an expensive roofing product that is typically utilized on low sloped roofs (**NOT FLAT**– all roofs must slope to drain).

Application: Foam is sprayed on the prepared roof as a liquid which then expands (chemical reaction creates millions of cells). The foam is then top coated with an elastomeric product (this layer protects the foam).

Benefits: The product is seamless and can be applied over irregular surfaces, it is light weight, a good insulator (on the order of R-7), reflects the sunlight (generally white), and has a 25 year type life if properly selected, applied, and maintained.

Critical application conditions: 1. Clean, dry (free of oils and moisture) surfaces that the foam will bond to, 2. Materials designed for the environment (Arizona heat and dryness), 3. Qualified contractors with significant foam roofing experience.

Problems encountered on foamed roof inspections

Blisters: These are larger bubbles in the foam occurring during the application generally from moisture or oils on the roof deck.

Holes: Birds often peck holes in the foam (see picture above).

Cracked and peeling elastomeric topcoat: Caused by the UV in sunlight breaking down this layer (lack of regular inspection and service).

Improper repairs: Generally improper materials utilized to patch holes

Water ponding: Low spots (which should not exist); water will stand until it evaporates. These areas are prone to premature degradation.

Debris on roof: This traps water and promotes premature degradation

Exposed foam: Caused by any of the above as well as storm damage (think hail). The foam is not UV tolerant and will breakdown quickly. Once water penetrates through the foam, it will break the bond at the roof decking resultant in major repairs or replacement.

If you have a foamed roof, regular inspections and service are critical to extend the life of this high tech roofing product. Professional repair only!

Inspection Item for June: **Roof (Before Monsoons)**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.)

Tile Roof Repairs: Broken & cracked tiles, slipped, or out of place tile, open cement joints, and removal of debris (especially in the valleys).

Shingle Repairs: Missing, damaged, or deteriorated shingles, cracking & openings around penetrations (chimneys, vents, etc.), & debris removal.

Low Slope Asphalt Repairs: Openings, damage, and deteriorated areas. Debris removal from roof and drainage areas is critical.

Low Slope Foam Repairs: All openings and surface deterioration. Debris removal from roof and drainage areas is critical.

Note: Most roofs can be inspected from the ground or a ladder with binoculars. We recommend that walking-on and repair of roofs be done by professionals.

Question of the Month: **Why ventilate the attic?**

There are two main reasons: 1. to keep the house cooler (lower energy bills and 2. hotter attics degrade roofing under-layment (roofing felt) and asphalt roofing products sooner than well ventilated attics.

Safety Tip of the Month: **Operable Main Water shut-off**

The main water shut off on older homes is typically a gate valve which has not been operated in years. We suggest that you test this valve to ensure that it is operable and shuts off the home's water.

Drawing for June: **Bottle of Red wine**

To enter, send a reply email with "June Drawing" in the subject along with your name and Ph# to Lauren@hainspect.com Sandy L of Mesa was April/May winner.

Inspection class for realtors: Arizona Academy of Real Estate (Bell and 99th Ave) offers a **3 credit hour course** "lowering risk through inspection". This monthly course is taught by Mark Andrews (yours truly) and is offered Wednesday morning, June 13th from 8:30 to 11:30. Please contact the Academy for details. Ph# 623 505 5380

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