

Does your roof have leaks that nobody can find?

If you do, you are NOT alone. There are many people that have leaks that they just cannot seem to get rid of no matter what they do. This includes putting on brand new roofs! Imagine having a brand new roof installed and after going through all of that expense still having the same leaks. This happens much more often than most people realize. Here is what too often has happened: Because of leaks a brand new foam roof was installed on a home in Carefree four years ago by a well known local roofing contractor and looked perfect to the untrained eye. After the new roof was installed it literally leaked everywhere! The homeowners became so frustrated that they considered moving simply because the leaking problems could not be fixed. They were told that the roof was not the problem it was the walls that were leaking.

What often happens at this stage is that different "experts" are called out to diagnose the problems with the building and come up with a solution. Often times one expert will think the problems are coming from cracks in the stucco, another will think it has something

to do with the roof but is not sure exactly what... this goes on and on and can be incredibly frustrating as well as very expensive financially.

Without a clear understanding of the Building Envelope all of the experts are lost and will be able to solve nothing. The Building Envelope consists of all the parts of a building that keep weather and water outside of your home. This includes your roof, walls, stem walls, etc. For this article we will try to keep with the most common elements that are of concern and those are your walls, windows and roof.

If your home or building is wood framed, stucco construction this applies to you. Most people do not realize that water goes through stucco, yes you read this right. Water goes through stucco period. What happens to it then? What is supposed to happen is that the water will go through the stucco and hit tar paper or some kind of building wrap and travel down the wall behind the stucco and finally exit the wall. When a roof deck joins a wall the water that gets inside that wall is carried out on top of the roof deck by flashings that tuck under the building

paper so that water will exit ON TOP OF THE ROOF. This is where the most common mistakes are made by roofers. Too often they install their new roof up over the top of the flashings that are in the wall and actually trap water inside the wall giving it no place to go except inside your home or building. For a visual explanation of this go to <http://www.tradesunlimited.com> and watch the videos.

Windows and other penetrations in walls often are not properly flashed around behind the stucco creating a void in the water barrier and these places also provide an opportunity for water to get into your home or building. What all of these things have in common are a whole lot of misunderstanding among many, many people in the building industry.

If your home or buildings have any leaks that never seem to get resolved Trades Unlimited specializes in finding all leaks and stopping them for good.

Call us today at 480-483-1775 or go to www.tradesunlimited.com for more information.



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