

# 5 Steps to Finding Those Chronic Roof Leaks

## 1 What's Your History?

Keep a history what the conditions are when the roof actually leaks, including how heavy the rain is, wind direction, wind speed and how long it takes to leak after it starts raining. The majority of nagging leaks are not the roof but walls, curbs, skylights and other roof penetrations. This data will give clues to the location of the problem.

## 2 Inside Location

Determine the exact location of the leak inside the building. Leaks are notorious for 'traveling' and not revealing themselves directly below where it comes through the roof. Use a flashlight and ladder if needed.

## 3 Outside Location

Go up on the roof and find the exact location where the leak is coming in the building. This can be tricky. Pace off or measure how far the leak is from an outside wall, window or some other item that can be seen from inside and outside the building.

## 4 Seal Openings

Look for obvious openings in the roof, roof flashing, walls, curbs, skylights etc. Most times an inexpensive latex caulk can be used to temporarily repair the problem. Be sure to follow up and have it professionally repaired by a professional. If it is masonry wall you may need a mason. If it's a curb a mechanical contractor may be required. If the roof is the problem and it has a warranty, a qualified contractor will need to be called.

## 5 Water Test

Use a garden hose/spray nozzle to make the roof leak. Start with the lowest area, flood the roof area where leak is by blocking the roof drains and cover it with a ½" of water. Have someone in the building notify you immediately when it starts leaking. Obviously if that leaks, your trouble is in the roof area. Open the drains and locate the problem. If that is not it then work your way 'higher'. Spray walls, roof penetrations and anything else in the area where the leak is, again utilizing someone in the building to notify you immediately when the roof starts leaking.



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"5 Steps to Create a Roof Repair Budget"



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