



How Long Do Roofs Last in Florida?
The 5 Key Factors to Inspect for Damage.



When you make an investment for you home — whether that's new siding, windows or a roof, you expect for it to last a while. You may be wondering what length of time constitutes "a while" and you're not wrong to wonder. We feel this is an area where we can offer you some guidance.

Keep reading to learn about the five key areas of your roof we inspect and three steps you can take as a homeowner to preserve your investment moving forward.

Often times, Floridians are told that roofs only last 15 years. Though this appears to be a notable amount, did you know it can last even longer? Your home's roof acts as a system, much like a machine. If it doesn't have proper ventilation to let the hot air escape from the attic, manufacturer defects may arise — causing it to prematurely wear out.

If your roof is properly cared for, it can actually last a very long time. Here are a few areas we examine when determining the health of your roof:

1

Attic Ventilation

One of the first places we check out is your attic. Does the roof have enough intake? Is it a hip or gable roof? The style of ventilation will determine the amount of air escaping the attic. And when we begin a roof replacement, one of the first steps we take is adjusting the ventilation 5 to 10 times compared to what it was previously. Not only does ventilation affect the physical condition of the roof but your utility bills as well.

2

Air Conditioning Unit

Another factor that contributes to improved ventilation is your air conditioning unit. Is it working harder than necessary? The more efficiently it runs, the longer it'll last. And if you replace your roof (with the ample amount of ventilation), you'll only have to do so every 25 or 30 years.

3

Manufacturer Defects

Another thing we examine for during the inspection is manufacturer defects. Materials like cheap asphalt may experience separation in the fiberglass. Or, there may be too much moisture during the manufacturing process, leading to blistering of the product. It's small defects like these which cause shingles to fail prematurely.

4

Installation Issues

Unfortunately, something to consider is the quality of your previous installation. Did the company or group of people working on your roof install it improperly? Components like flashings failing could contribute to the need for a new roof.

5

Storm Damage

One of the most common reasons affecting how long roofs last in Florida is storm damage. Wind, hail and hurricanes can tear pieces off — resulting in leaks and lessened durability.

Now that we've taken a look at the areas we'll be examining during your consultation, it's important to learn the 3 ways you can extend the life of your new roof.

1. Take care of your gutters.

Prevent unnecessary water damage and mold growth to the lower deck board, fascia and soffit boards along the gutter line.

2. Keep your roof clear of debris.

Branches and leaves have a habit of collecting along the valleys of your roof. Cut overhanging branches and keep your greenery trimmed to prevent debris from decomposing on the surface of your roof.

3. Have your roof inspected by a professional.

Every few years, have a professional inspect your roof. Not necessarily to be replaced — but to assess any damage, weak spots or areas needing repairs.



Workmanship is the biggest factor affecting how long roofs last in Florida. From the materials to the installation itself, they can last twice as long as traditional roofs if you take the necessary steps in preventing damage.

For more information on roofing replacement or to schedule your free inspection, give Universal Roof & Contracting a call at **(407) 295-7403**.

