

# **What does it mean if your roof flashing is not secure?**

An unsealed roof flashing is a **VERY SERIOUS PROBLEM**. There is a high likelihood of extensive and expensive damage to your home if not resolved promptly!

## **WHAT IS THE “ROOF FLASHING”?**

The “Roof Flashing” is the water-tight seal at the base of the chimney, where the chimney meets the roof. It is one of the most IMPORTANT seals of your entire home! If this seal is not completely water-tight, water will run underneath your roofing materials. Over time, the leak can destroy your roof structure, cause dangerous mold issues, damage the ceiling and interior walls of your home, and even “fry” your electrical systems. Because this water leakage is not initially visible (being confined primarily to unseen parts of your roof structure and attic), it often results in thousands of dollars of serious hidden damage before the leak is even discovered.

## **HOW DID THIS HAPPEN?**

Over time, sealant materials become dry and brittle, developing cracks, splits and shrinkage. Rain, snow and ice seep underneath the unsealed flashing, and then water-expansion (during freezing and thawing temperatures) enlarges the cracks. (Did you know that water expands 10% within the cracks each time it freezes?!) This is a disastrous cycle that begins to destroy your roof and cause major damage to your home.



## **WHAT CAN YOU DO TO STOP THIS SERIOUS CONDITION?**

There is but one option: have the Roof Flashing repaired immediately. We **STRONGLY URGE** you to NOT delay having this repair done, because the longer you wait, the more SERIOUS and EXPENSIVE the damages can become.

## **NOT CONVINCED THAT THIS IS SERIOUS?**

We at Magic City Stoves & Fireplaces, regularly service homes where we discover small cracks (even “hairline cracks”) in the flashing seal. Sometimes, homeowners tell us they were aware of the “slight cracks” in the roof flashing, but since the cracks were so small they did not think it was anything serious, (and so they procrastinated on scheduling the repairs). Those small cracks in the flashing seal resulted in extensive and expensive hidden damage to the roof’s structure. We urge you to protect your home investment by having your flashing seal PROMPTLY and properly repaired and regularly inspected.

If you have any questions, please call us. We are always happy to help!

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