

## AROUND THE HOUSE

# Fix leak locations through roof

When you hear of roof leaks, your first thought is probably directed to the roof covering, such as the asphalt shingles. You may be surprised to hear that approximately 60 percent of all leaks occur at joints, valleys or projections through the roof.

Typical leak locations are at chimneys, plumbing vents, roof valleys, dormers, joints where a roof meets a wall, skylights and parapet walls. In short, any time you have a roof penetration or projection, you have a more vulnerable area.

Of the remaining 40 percent of roofing problems, approximately 25 percent of roofing failures are due to worn, deteriorated roofing materials. The remaining 15 percent are due to improper roofing material applications, poor workmanship and miscellaneous items.

The remedy for many problem areas is properly installed flashings. Step flashings are typically aluminum "L-shaped" pieces used to divert water away from the projection or roof penetration. Proper flashings and workmanship should help make a dependable roof surface.

In most instances, proper flashings are made up of step and counter-step

flashings. The first piece on a step flashing is the "L-shaped" piece mentioned above. The average size is seven inches long and five inches wide. It is bent into the seven-inch length, with three inches and two inches on each side. This step flashing is placed with the three-inch side against the roof shingles and the two-inch side placed vertically against the wall or chimney, etc.

The second piece, known as a counter flashing, covers the vertical portion of the step flashing to keep water deflected away from the top of the step flashing. At a wall, the siding can usually act as an appropriate counter flashing.

At a chimney, the counter flashing looks like an inverted L with the short 3/4-inch portion being inserted into the brick or masonry joints after the mortar has been cut out. On most newer construction, this counter flashing isn't embedded into the joints but is rather fastened to the chimney with mechanical fasteners and sealed at the top. The performance of these joints isn't as good as the "old-fashioned" way and should be monitored for separations.

Skylights should be installed on a curb to allow room for proper flashings

and shouldn't be installed level at the roof surface. The height of the curb is dictated by the slope of the roof (i.e., roofs with a slope of 4/12 to 6/12 should have a curb of at least four inches). Skylights on flat or nearly flat roofs should have a curb of eight inches or more depending on possible snow accumulation.

Roofs that don't allow water to drain successfully are prone to problems at seams and premature deterioration. Ponding on low slope roofs is generally not considered acceptable if it doesn't evaporate within 48 hours after a rain.

Problem areas should be addressed as soon as possible due to the unavoidable interior damage that will typically occur (e.g., roof sheathing, drywall or plaster and wood-framing components).

Valleys are dependable if the proper materials are used and the workmanship is acceptable. Valleys are vulnerable because a large percentage of the water that hits the roof accumulates in the valleys. This creates a disproportionate amount of wear. It isn't unusual for the valleys to wear out ahead of the shingles.

Homeowners should check their roof after major storms and before and after winter, looking for blown off shingles,

tree damage and lifted or missing flashings. Regular review of the roof surface can eliminate the source of many leaks.

Once a roof has been installed, some flashings and roof components aren't visible. Thus, in addition to a visual review of the roof in good weather, it is a good idea to look in an attic during a heavy rainstorm. Some leaks can actually go undetected for years! A few minutes of your time and a strong flashlight during a good drizzle may save you unwanted repairs in the long run.

*Around the House*, by the AmeriSpec home inspection service, 1378 S. Main, Plymouth, instructs homeowners about the basics of home maintenance and repair. If you have a question, write to: *Around the House/At Home*, The Eccentric Newspapers, 805 E. Maple, Birmingham 48009.

## Antique show slated for weekend

The University Liggett School 22nd annual Antiques Show will take place 11 a.m. to 6 p.m. Saturday, Oct. 5, and 11 a.m. to 5 p.m. Sunday, Oct. 6, in the school's Middle School Campus, 850 Briarcliff Drive in Grosse Pointe Woods.

Admission is \$6. Call (313) 884-4444, Ext. 213, for information or reservations.

Exhibitors this year include Shababang Persian Carpets and Dede and Jim Taylor Antiques of Troy and Weiss Antiques Gallery of Birmingham.

A preview party will take place Friday, beginning at 6 p.m. for Collectors' Circle and Benefactors and at 7 p.m. for Patrons and Friends. Tickets begin at \$60. The party will feature a buffet prepared by Jimmy Schmidt of The Rattlesnake Club.

"Java & Jazz," Saturday night antiques, with cool jazz and delectable desserts by Twingo's of Detroit, will take place 7-10 p.m. Saturday. Cost is \$25 per person.

A performing arts presentation by Upper School students, informal talks by show exhibitors, a light luncheon menu available noon to 4 p.m. daily by Classic Fare Catering and a grand raffle for a 1997 Mercury Mountaineer will also be featured.

Topics, speakers and times of the talks are:

- "Dating Ceramics," Dudley Pierce of Pierce & Pierce Antiques of Wisconsin, 2 p.m. Saturday

- "The Art and History Surrounding Quimper and Malicorne Faience," Blake Kemper of Solomon Suchard Antiques of Ohio, 1 p.m. Sunday

- "How to Educate Your Eye," Mary Webb of Webb and Brennan American Antiques of New York, 2 p.m. Sunday.

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