

Inspector Secrets - Anticipating Composition Roof Failure

Nobody wants to be blindsided by a costly surprise during a real estate deal, so here's a quick tip to help you be aware of potential roof issues.



Do the math:

Basic 20 year warranted three tab shingles, like those at left, last about 15 - 17 years on an average home. Laminated, or architectural, 25 year warranted shingles, below right, last about 21 - 23. Roof pitch greatly impacts life span, so low pitch roofs, like on a mobile home, may have the warranty cut in half. Think of lifespan when you are looking at a house - if you see a 3 tab roof on a house that is 15 - 17 years old, it's a likely bet the roof is either going to be on its last legs, or it will be really new. If you see that same roof on a 10 year old mobile, the same will hold true.



Want to know more? Have other inspection questions? Contact us at 360.459.1632 or cameohomeinspection@comcast.net

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