

RSCA WIND BLOW OFF BULLETIN

The Bi-state region has experienced significant wind damage from the recent winds and storm activity. In most instances, it was minor damage that occurred with a few shingles blown off. However there are documented cases where very large sections of flat roof systems were blown off causing significant damage.

It is somewhat ironic, that when a person sustains weather damage to their vehicle, they take it in – pay their deductible and get it fixed. They don't rely on the manufacturer or the auto dealership. They don't point at the mechanic or how old or how new the vehicle is, as being the blame. They simply take care of the problem. So why shouldn't the repairs to your roof be the same?

RSCA Members are local residential and commercial contractors who are just a phone call away, more than willing to look at the damage, provide to you an estimate and answer any other questions.

Based on the National Weather Service reports, Lambert International Airport reported sustained winds of 62 mph with many instances of wind gust and wind shearing being much greater. It should be noted that these winds lasted for a long period of time (2 to 4 hours minimum). This represents the cause of the damage but it does not fully represent the reason for the damage.

The St. Louis Region has suffered a very serious winter with heavy snow and ice loads, exceptional cold weather (below freezing) for long periods of time, and repeated freeze/thaw activity. Based on those facts, there has been a lot of roof damage that has occurred which includes the recent wind blow-offs.

In the case of the "shingle roofs", Mother Nature (who works very closely with the Acts of God) has produced a weather pattern that has repeated itself over the past several years in our region. That pattern – exceptionally cold weather / ice / snow followed by the exceptionally strong winds cause the shingles to literally pop free of their sealant. This occurs because the shingle is expanding and contracting from the quick changes in temperature in the weather. NOT only does that occur, but the building products themselves will also expand and contract due to the temperatures. So consequently when the shingles shrinks (contracts) and pops free from the sealant, those shingles have not had the chance to re-seal themselves. SO, when the heavy damaging winds come blowing through, there is roof / shingle damage. Often times the damage occurs from the direction that the wind comes from but it can occur in other areas as well due to the negative lift of the winds as they passed over the top of a roof, depending on how steep the pitch of the roof.

WHAT TO DO? Because most of the damage is minor in comparison to a home owner's insurance deductible, it is wise to contact an RSCA roof member and have the repairs made. Most repairs will cost between \$250 and \$500 on the average. While some people

might think that that cost is high, it represents a very real cost to the contractor. Often times the contractor has to come out to check the pitch and the color so that they can match the shingle color as closely as possible and secure the brand of material needs from a supplier. They have the expense of truck and insurance, worker's compensation, and office help to coordinate the efforts (everybody wants to be first), plus they have to field inspect much of the roof to make sure there are no additional problems (broken seals around plumbing stacks, roof vents). The last thing they want to do is come out again when there are so many calls needing to be serviced.

Recently, when a homeowner does call their insurance company or roof manufacturer there may be a difference opinion as to WHY that damage occurred. The most common excuse has been "the roof was installed incorrectly".

What does that mean? There are a variety of excuses, including, "the nails were not installed correctly", "the roof wasn't ventilated properly", "you didn't comply with a "System" roof", which means one manufacturer's product was used with another manufacturer's product. (This is often the argument when felt from one manufacturer is used and another manufacturer's shingles were used.) Ultimately, it seems that there is a lot of finger pointing going on. The bottom line is that it's not just one person's roof using one specific shingle, in one specific location put on by the one person or one company. Common sense tells us that the damage is universal, it has occurred on steep pitched roofs, shallow roofs, flat roofs, custom homes, track homes, old roofs and new roofs, architectural shingles / 3-tab shingles, and in an area that often can stretch for miles.

We hope this bulletin has provided you with good information to help you make a good choice when it comes to the roof repairs needed for the damage done.

Thank you for checking in with the Roofing and Siding Contractor's Alliance.