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Type: Loss Control—Loss Prevention

Subject: Roofing Layers

Multiple Roof Layers

- Shingle Warranty
- Excessive Weight
- Layered Roofing Fixes Leaks:
True or False?

Sources:

www.homebuilding.com

www.inspectornow.com

www.roofer911.com

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Multiple Roof Layers

Most people want to add another layer to their existing roof to save time and money. However, this can void the manufacturer's warranty, add excessive weight and diminish the life expectancy of the new roof layer.

SHINGLE WARRANTY

Manufacturers believe that layering the roof diminishes the overall performance. Ignore their advice and you'll find the 25 or 30 year warranty worthless. Multiple layers means faster wear and shorter life expectancy from the uneven surface created with a second layer going over the first. The next time you need to replace the roof, it will cost more to remove extra layers. If the manufacturer claims to not have a policy against layering, get that promise in writing.

EXCESSIVE WEIGHT

Another disadvantage to adding an additional layer of shingles is the added weight. Check your local building codes. Many restrict the amount of times you can layer the roofing because of the extra weight which increases the dead load on the roof making the structure work harder. In some cases, especially older homes, this causes roof settling or deflection.

LAYERED ROOFING FIXES LEAKS: TRUE OR FALSE?

False. One misconception is that layered roofing will eliminate old roof leaks. Adding new roofing over old often means that old flashings are not replaced. These critical components then become the weak link in the new roof. In a short period of time, an unexplained leak will reappear even though new roofing was applied.

Layering roof shingles also prevents a proper inspection of the roof sheathing. Roofs are typically only replaced after leakage has occurred. In many cases the leak has been occurring long before it is noticed. Putting a new layer over old shingles sheds no light on what caused the leak and leaves the sheathing condition unknown.

Multiple roof layers inhibit the ability of the roof covering to dry after a rain. This is particularly important with wood shingles or shakes. This accelerates deterioration of the shingles and sheathing.

Multiple roof layers often have nails that are too short to penetrate the roof sheathing. Roofing materials are more inclined to be blown off in heavy winds when the nails are not secured into the sheathing.

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