

Older roofing shingles and wood shakes typically have a 15- to 30-year lifespan depending on the shingles' quality, the location and tree cover of your home, and how well the roof was installed originally. Direct sunlight, weather/Wind, and poor roof deck ventilation are rough on Bay Area roofs.

We tell our customers that 12 years is a good rule of thumb to go by. At that point, check for these warning signs:

- Curling shingles
- Loss of the asphalt granulation (looks like bald spots)
- Evidence of leaking on your ceilings
- Cracked or discolored interior drywall (painted or wallpapered)
- Decaying shingles
- Missing shingles
- Visible cracks
- Wind damage
- Broken or damaged shingles
- Rusted or missing flashing

If a residential roof is over 15 years old, we recommend you call us out for a look. Sometimes damage isn't visible to the untrained eye on the ground, and catching it early can avoid expensive interior repairs in the future.