

## Replacement of roof ridge vents

A ridge vent is an important part of your home's roofing system. Installed at the peak of a sloped roof, the ridge vent allows the escape of overheated warm air from the attic in the summer months, and moist cold air in the winter. A properly installed ridge vent increases energy efficiency and prolongs the life of the roof.



Unfortunately, some problems in a few Four Seasons homes have developed due to improper installation of the original ridge vents. In Gwen and Larry Baker's home (113 John Rucker Drive, a Hawthorne model) water began leaking in through a ceiling HVAC vent last year after a heavy rainstorm. An inspection by a qualified roofer showed water had gotten under the undersized shingles that capped the metal ridge vent, and nails instead of the required screws had been used to fasten the vents to the roof. All the ridge vents were replaced, taking care of the leak. A neighbor had the same problem, and after the new ridge vents were properly installed, they too did not have another leak.

Repairs to the existing ridge vents are not realistic or financially viable. The design and installation of ridge venting systems, like many building technologies, has changed since our homes were built. The best remedy today is to replace the existing ridge venting and the shingle cap, using the newest materials, properly installed.

### Cost of replacement

When most of us hear "roofing problems", dollar signs swim in our head. Fortunately, this isn't one of those times. We are generally looking at something under \$1,000 even for a home with the most complex roof configuration.

### Possible group savings to be offered

If you read this article today, July 20, there is a move afoot to have a very highly recommended local roofer (Neal McGlothlin, Rainguard Roofing, 540-607-6147) evaluate your roof along with others at the same time, and extend a group replacement price to Four Seasons residents. A separate email/notice will be circulated in the near future when this opportunity becomes available.

Think of it as insurance. The monsoon season isn't over yet.

Contribution by Larry Baker  
Researched and edited by Chuck Probst  
[ceprobst@comcast.net](mailto:ceprobst@comcast.net) (540)967-0416