

**MORE ABOUT
ROOF FLASHING**



BUILDING ANALYSTS

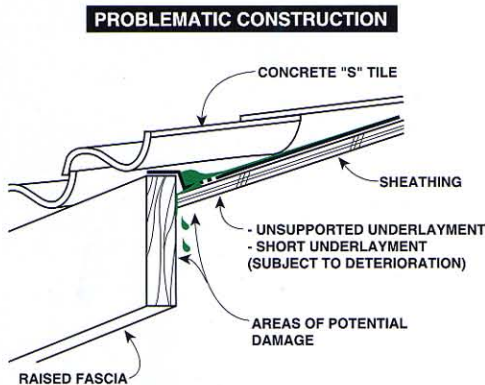
WHY ROOF EDGES FAIL

Tile roofing, especially concrete "S" shaped tile, is a popular roofing choice for residential construction and is used extensively throughout the Southwestern states. It offers a combination of attractiveness, durability, fire resistance, and generally low maintenance.

Unfortunately, construction of the open roof edges (eaves and rakes) – both extended and clipped – is often incomplete, resulting in damaging leaks to the supporting framing. In the case of increasingly popular "zero-overhang" designs with clipped eaves or rakes, leakage may extend to interior finishes and contents.

EAVES

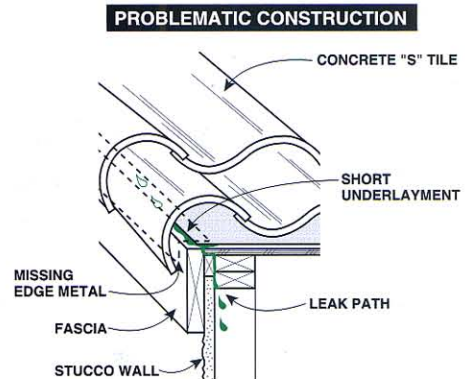
The first row of tile is typically boosted along eave edges, often done with a standard, self-draining, metal booster strip. Other designs accomplish this by a raised wood fascia or additional wood trim, which requires an "anti-ponding" device (such as an extended metal underlayment sheet behind the trim (see below). Unfortunately, this requirement is often overlooked.



EAVE

EAVES & RAKES WITHOUT OVERHANG

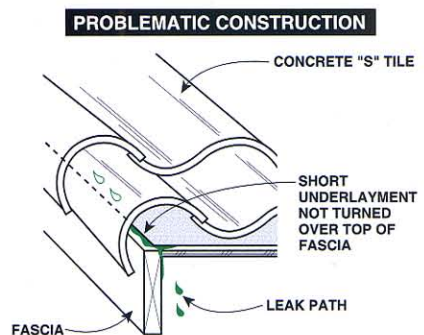
Where clipped roof eaves and rakes occur, a sheet metal drip edge is advised by roofing trade associations and tile manufacturers, which, when properly installed and lapped with the underlayment, greatly reduces the likelihood of leakage to the building framing and interior.



RAKE WITHOUT OVERHANG

RAKES AT OVERHANGS

When extended rake edges are installed without edge metal, it is advised to fold down the ends of the tile underlayment approximately 2" to cover the edge of the wood sheathing under the rake tile and avoid damage of the framing.



RAKE WITH OVERHANG

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