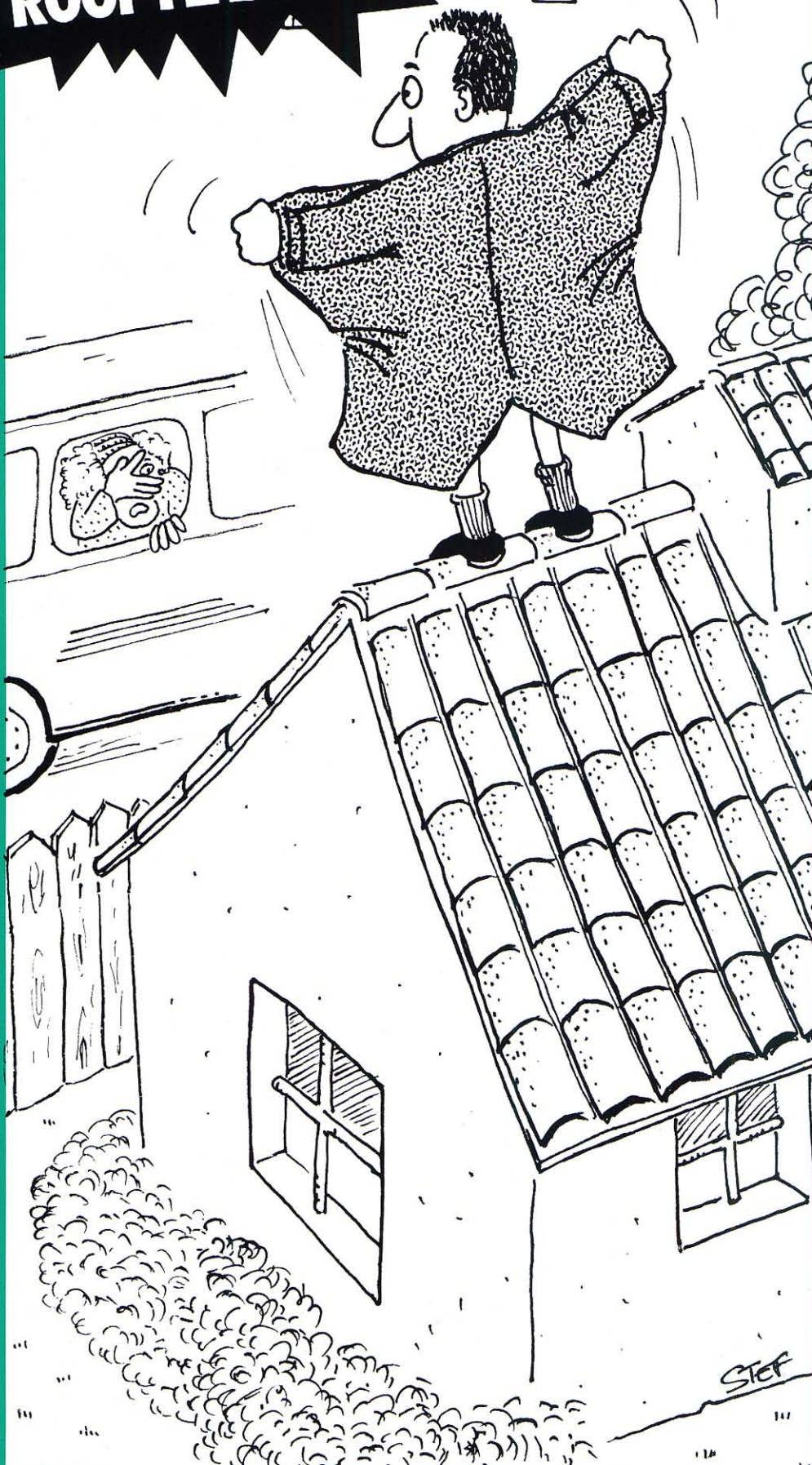


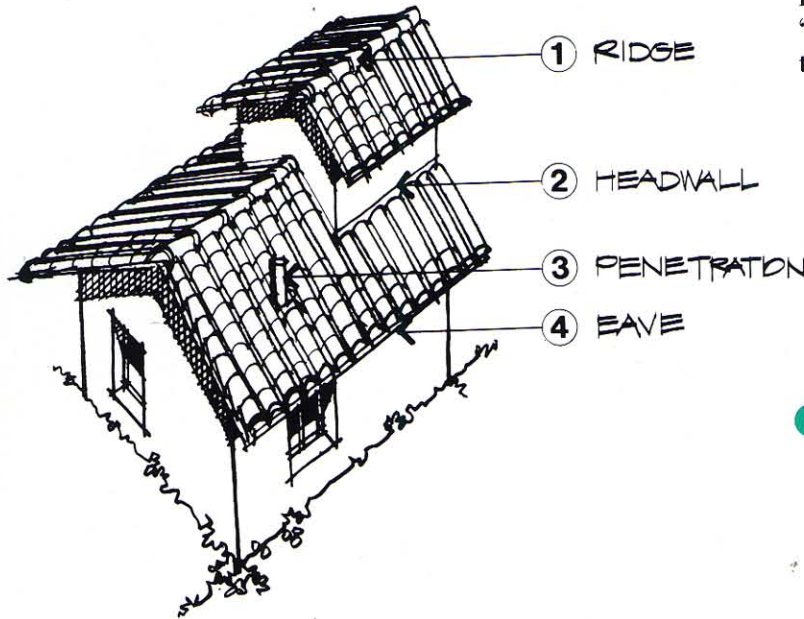
**THIS IS NOT
ROOF FLASHING**



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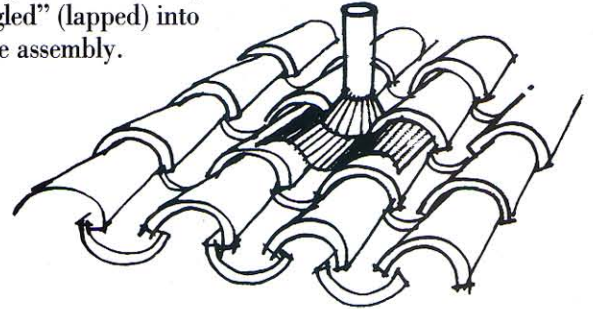
WHY SOME TILE ROOFS LEAK

There are four common problem areas in the construction of tile roofs.



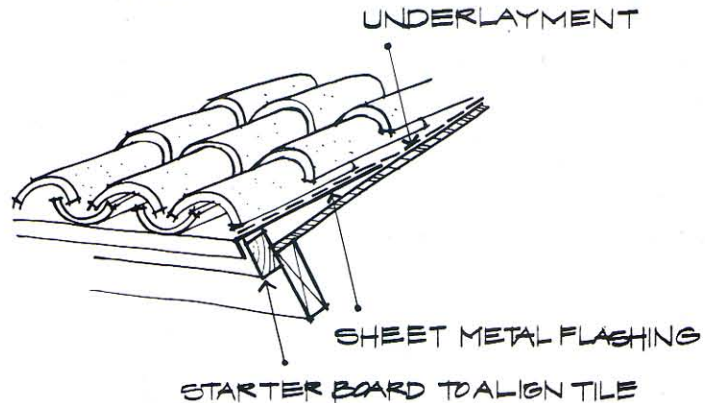
3 Roof penetrations installed *without* flexible flashing.

The principal concept is to make sure that any flashing is flexible enough to be "shingled" (lapped) into the tile assembly.



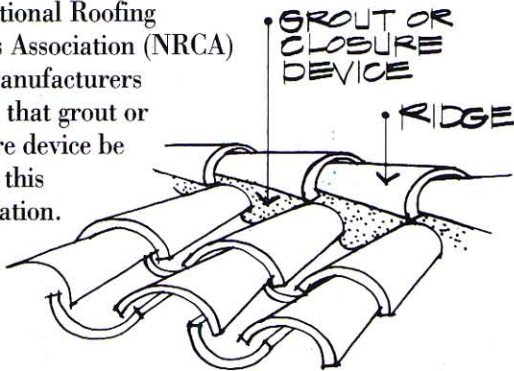
4 Eaves should shed water, not collect water.

- Any water that gets under the tile surface should have a way to shed off the roof at the tile eave rather than being dammed at the roof edge.
- Consult manufacturer's recommendations for the specific tile product. One method is shown below.



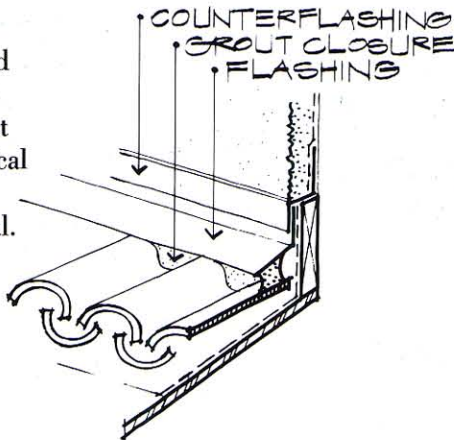
1 The ridge of the tile roof is left open to rain.

The National Roofing Contractors Association (NRCA) and most manufacturers recommend that grout or other closure device be used to seal this exposed location.



2 Open headwalls can be a source of leaks in a driving rain.

Flashing and counterflashing as well as a grout closure are critical to provide a weathertight seal.



Building Analysts is a full-service architectural and engineering firm with many years of experience in construction litigation. Our services include: architectural and structural investigations, repair recommendations, preparation of exhibits and expert testimony. We hope this newsletter is helpful. Please contact Stan Livingston, Pete diGirolamo, Mike Romanowski or Bob Carroll at Building Analysts if you need our input or recommendation. (619) 234-8153

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NEXT ISSUE: FLAT ROOFS