

7 Signs Your Home's Roof Needs Replacing



Sign	Description	Why It Matters
Your Roof Is Over 25 Years Old	Asphalt shingles typically last between 20 to 25 years. Factors such as climate, installation quality, and maintenance history can affect this timeline. Older shingles become brittle, crack, and lose their UV-protective granules over time, making them susceptible to failure even if they appear fine from the ground.	Aging shingles lose their structural integrity, leading to cracks, leaks, and eventual roof failure. Replacing at the right time prevents costly repairs and protects your home from water damage.
Shingles Are Curling, Cracking, or Missing	Shingles with curled edges, surface cracks, or missing sections allow water to penetrate your roof. This can lead to mold, rot, and damage spreading throughout the roof structure. Strong winds exacerbate the issue by removing weakened shingles entirely.	Damaged shingles expose underlayment and materials, leaving the roof vulnerable to extensive damage. Ignoring these signs accelerates deterioration across wider areas.
You Notice Water Stains or Leaks Inside Your Home	Brown ceiling rings, drywall streaks, or pooled water in the attic are signs of water intrusion. Water may travel along beams and framing before surfacing, so these visible signs may not align with the actual entry point.	Moisture damage can spread quickly and compromise your home's structure. Prompt action prevents further damage and costly repairs.
Granules Are Collecting in Your Gutters	Gritty particles found in your gutters are granules that protect shingles from UV exposure. While some loss is normal, sudden or significant granule shedding suggests the	Granule loss reduces the roof's protection against sunlight and weathering. Without adequate coverage, the shingles deteriorate faster, risking roof

Sign	Description	Why It Matters
	shingles are breaking down prematurely.	failure.
The Roof Is Sagging or Shows Signs of Structural Damage	A roofline with waves, sags, or uneven sections indicates that the underlying structural framework has weakened. Causes may include prolonged water intrusion, weight buildup, poor ventilation, or aging materials.	Structural damage compromises the stability of the roof. Immediate intervention is required, as patch repairs are insufficient to address such issues.
Moss, Algae, or Algae Stains Are Visible on the Surface	Dark streaks, moss, or algae indicate moisture problems. Algae consume the granules on shingles, while moss retains moisture, accelerating shingle decay. Shaded and north-facing areas are particularly susceptible to these issues.	Prolonged exposure to moss and algae weakens the protective layers of the roof, leading to further decay and reducing the roof's lifespan.
You're Experiencing Higher Energy Bills or Temperature Control Issues	Poor roof ventilation disrupts insulation and elevates energy costs. During summer, heat seeps into the attic, while in winter, trapped moisture undermines insulation performance. These are common issues in older or failing roofs.	A deteriorating roof can significantly affect energy efficiency, leading to noticeable increases in utility bills. Replacing the roof often resolves these issues.