



Longboat Key Roofing Traces Persistent Leak to Wall Flashing

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Longboat Key Roofing is reporting findings from a July 21 residential leak investigation in Sarasota after homeowners preparing to sell their property had already brought in three other companies to address recurring water intrusion. The contractor identified corroded interior wall flashing near the chimney as the source of the leak, a concealed condition that had not been identified during earlier repair attempts.

The issue came to light as the owners were preparing the home for sale. A pre-sale inspection found staining and deterioration around the chimney area even though water had not initially become obvious inside the living space. James Peel, President and CEO of Longboat Key Roofing, said the surrounding wood showed signs of repeated moisture exposure over time before the leak eventually progressed to the point that water began dripping into the house.

According to Peel, repairs had already been attempted after the problem was discovered, but the moisture intrusion continued. When water later became visible inside the home, another repair was made in the same

general roof and chimney area. The continuing problem, combined with the history of earlier work, made identifying the actual path of the water an important part of the next inspection.

By the time Longboat Key Roofing became the fourth company involved, previous repair attempts had included applying sealant and waterproofing over heavily rusted and deteriorated flashing around the tile roof and chimney. The leak continued, leading the contractor to investigate the concealed portion of the assembly rather than make another surface repair.

“Once the visible roof materials are opened up, the question becomes whether the water is actually entering at the roof surface or whether it is coming from behind the wall assembly,” Peel said. “If it is coming from behind the flashing, there is another condition that has to be addressed.”

During the July 21 roof inspection, the contractor identified heavily corroded flashing extending into the wall assembly near the chimney. After the deteriorated flashing was removed, rotted wood and large cracks were exposed behind it, providing additional evidence of prolonged moisture intrusion.

Peel said a concealed flashing problem can change the scope of a repair. Correcting it may require opening a portion of the wall, removing deteriorated flashing, replacing damaged wood where necessary, restoring the waterproofing and installing new flashing before the exterior finish is rebuilt.

On stucco homes, that process can involve separate stages. Peel explained that after the roofing, wood and waterproofing work is completed, the affected wall area may require a scratch coat followed by a finish coat to restore the exterior surface.

“The goal isn’t to assume the most extensive repair,” Peel said. “We start with the simpler possibilities. If we open it up and the evidence shows that the problem goes deeper, then the repair has to address what is actually causing the water intrusion.”

For the Sarasota homeowners, the timing of the discovery added another consideration because the property was being prepared for sale. The initial evidence was staining and deterioration rather than an obvious interior leak, and the extent of the moisture condition became clearer as the problem progressed. Peel said that history is one reason recurring leaks require determining where the water is traveling rather than relying solely on where it eventually becomes visible.

The July 21 case illustrates how a recurring leak can continue when the underlying moisture path has not been identified during earlier repairs. In this instance, the source was ultimately traced to corroded flashing concealed within the wall assembly near the chimney.

Longboat Key Roofing is a Florida roofing contractor serving residential and commercial properties in Sarasota and surrounding Gulf Coast communities. The company works with tile, metal, shingle and flat roofing systems and provides roof inspection, repair, replacement and installation services. Additional information about residential roof repairs is available on the company's website.

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Longboat Key Roofing

Longboat Key Roofing specializes in high-end residential and light commercial roofing for Florida's coastal climate. With 50+ years of experience, our in-house team installs tile, metal, aluminum, flat, and premium shingle roofing systems.

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