

Longboat Key Roofing Documents Hidden Roof Damage During Tear-Off

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SARASOTA, FL - November 27, 2026 -
Longboat Key Roofing documented hidden roof damage during a recent Sarasota project after a crew exposed severely corroded flashing with visible holes during tear-off. Opening the adjoining wall revealed deteriorated wood behind the assembly, and both the damaged wood and flashing were replaced before roofing installation continued.

President and CEO James Peel reviewed photographs from the active project during an interview. The images showed flashing extending behind a stucco wall near a front-entry section of the property.

?That?s gone. That?s rust. That?s corrosion,? Peel said while reviewing the project images. ?You can see holes in the flashing.?

Based on the photographs and the roof-to-wall configuration, Peel assessed the deterioration as the result of long-term water exposure. He pointed to the wall above an adjoining cricket and said water had been

collecting in that area over time. Peel said the flashing extended behind the stucco, so the full condition could not be evaluated from the exposed roof surface alone.

The crew had already marked the stucco with a cut line before opening the wall. Once the condition was exposed, the findings were documented through the contractor?s field communication process and shared with production supervision and the property owner.

?We?ve cut the wall away, pulled the flashing out, and that?s what has been leaking into their home behind that wall,? Peel said. ?This lady didn?t even know about that.?

Peel contrasted that response with what he said can occur when deteriorated flashing is treated with roofing tar and covered with underlayment rather than removed. In this case, opening the wall allowed the crew to evaluate the materials behind the flashing, replace the deteriorated wood, and install replacement flashing before proceeding with the roofing work.

The project provides a specific example of conditions Longboat Key Roofing has previously reported in its 2026 observations involving roof-to-wall flashing problems. Those observations have included conditions at walls, stucco interfaces, and flashing that are not always apparent before existing materials are removed.

Peel said property owners are advised before work begins that tear-off can expose conditions that were not visible during the initial evaluation. For this project, the discovery changed the sequence of work because the adjoining wall assembly had to be addressed before underlayment and finished roofing materials could be installed over the area.

Longboat Key Roofing provides residential roof replacement, repair, and inspection services in Sarasota and surrounding Gulf Coast communities. The company works with tile, metal, aluminum, and shingle roofing systems and holds Florida roofing license CCC-1337641.

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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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