Elite Roofing Group Highlights Risks of Freeze Thaw Roof Damage in Winter Months

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GRAND BLANC, MI - December 23, 2025 -
Elite Roofing Group is drawing attention to the potential for freeze thaw roof damage as temperatures fluctuate during Michigan's winter season. This natural process can lead to significant structural issues in roofing systems if not addressed promptly. With years of experience in residential, commercial, and industrial roofing, the company emphasizes the need for homeowners and property managers to understand these seasonal threats and recognize early warning signs before damage escalates.

Freeze-thaw cycles occur when water seeps into small cracks or pores in roofing materials during warmer periods, only to freeze and expand when temperatures drop. This repeated expansion and contraction stresses the materials, potentially causing them to weaken over time and lose structural stability. Asphalt shingles, common in many Michigan homes, are particularly susceptible, as the constant movement can lead to granule loss and reduced adhesion. Metal roofs may experience seam separation, while flat commercial roofs could see membrane cracking. In industrial settings, where large surface areas are involved, these cycles can exacerbate existing wear from heavy equipment or environmental exposure over extended periods.

Common manifestations of freeze thaw roof damage include shingle cracking, where the surface splits and allows further water entry. Moisture intrusion follows, penetrating the roof deck and leading to rot or mold growth beneath the surface, which may remain hidden for long periods. Compromised underlayment, the protective layer between shingles and the roof structure, can fail, resulting in leaks that affect interior spaces. Ice dams, formed when melting snow refreezes at roof edges, compound the issue by trapping water that then backs up under shingles. Over multiple seasons, unchecked damage can compromise the entire roofing system, leading to more extensive repairs and unexpected disruptions.

Proactive inspections play a crucial role in mitigating these risks. Regular assessments, especially before and after winter, allow for the identification of vulnerabilities such as loose flashing or deteriorated seals that may worsen with temperature changes. Elite Roofing Group notes that early detection through visual checks or professional evaluations can prevent minor issues from escalating. For instance, sealing small cracks or ensuring proper attic ventilation can reduce the likelihood of ice buildup and moisture retention. Property owners in areas like Grand Blanc, where temperature swings are common, benefit from seasonal awareness to maintain roof integrity year-round.

Matt Camargo, owner of Elite Roofing Group, observed that many clients discover these issues only after visible leaks appear indoors. "In our experience serving Michigan properties, freeze thaw roof damage often stems from overlooked maintenance during milder months," the spokesperson said. "We've seen how timely interventions preserve roofing lifespans, drawing from projects like the restoration of historic structures where material resilience is paramount."

Matt Camargo also noted broader patterns emerging across residential and commercial properties. "Over the years, we've noted an increase in calls related to winter-induced deterioration, particularly in older homes and commercial buildings," the representative stated. "Understanding the mechanics of expansion and contraction helps property owners prioritize inspections, aligning with our focus on long-term reliability and performance."

Elite Roofing Group specializes in crafting roofing solutions tailored to diverse needs, from historic homes to modern industrial facilities. The company has handled notable projects, including the restoration of Mackinac Island's 120-year-old Brigadoon Cottage, demonstrating expertise in preserving architectural integrity while meeting modern standards. Services encompass repairs, replacements, inspections, emergency tarping, and gutter installations, all delivered with a commitment to quality craftsmanship. Based in Grand Blanc, Michigan, Elite Roofing Group serves residential, commercial, and industrial clients throughout the region, addressing a range of roofing challenges with professional precision and consistent attention to detail.
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Elite Roofing Group

Elite Roofing Group promises to provide an individually designed, professionally installed roofing system. We take pride in each roofing project ? from historic privately owned homes to new industrial complexes.

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