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### Inspection Picture of the Month:

**Preventing future roof leaks:** A common inspection item noted during a roof inspection is the plumbing vent rubber boots are cracked or damaged.



While this problem seems minor in nature, this is a perfect opportunity for moisture to enter the attic space, run down the sheathing and into the home, causing drywall damage, truss damage, etc, as shown below.



When this condition is discovered, a roofer or roof repair company needs to replace these vent flashings. Caulking can be done as a temporary solution, but will need to be repeated periodically. At the time of a roof replacement, these flashings and boots should all be replaced as well.