CALGARY ROOF REPAIRS

Leaks & Repairs

Finding and fixing roof leaks, missing and lifted shingles, wind damage, emergency tarping and repair-or-replace decisions

4 Expert Answers from Roof IQ

calgaryroofrepairs.com/construction-brain

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Q1

Should I climb up and look at my Calgary roof myself?

Getting on a Calgary roof yourself is genuinely dangerous, and in most situations it is not necessary to do it.

What you can safely do from the ground

A surprising amount of useful information is available without ever leaving solid ground. Walk around the house and look for missing, curled or creased shingles, granules collecting in the eavestroughs or on the ground below the downspouts, and any visible sagging along the ridge or eaves. Binoculars make this much easier. After a hailstorm, look for dents in aluminium vents, gutters or window trim, because those soft metals dent easily and show where hail hit. Photograph everything from ground level; those photos matter if you file an insurance claim.

Inside the house, check the attic with a flashlight on a bright day. Water stains on the sheathing or rafters, daylight showing through, or frost on the underside of the deck in winter are all clear signs of a problem, and none of them require you to step outside.

From a properly footed ladder at the eaves, you can clear debris from the eavestrough and get a close look at the bottom course of shingles and the fascia. That is a reasonable task for a careful homeowner.

Going further than that is where the risk rises sharply. Alberta's OHS Code requires fall protection for workers at 3 metres or more above the level below, measured from the eave. That threshold is reached on a typical two-storey house before you are even at the ridge. A wet, frost-covered or steep Calgary roof in any season is genuinely treacherous, and a fall from that height causes serious injury.

Beyond the height itself, Calgary's climate adds specific hazards. Chinook cycles mean a roof that looks dry can have a thin film of ice from an overnight refreeze. Hail-damaged shingles lose granules and become slippery. Older roofs with curled or brittle shingles can give way underfoot without warning.

If water is coming in near electrical fixtures, a ceiling is bulging, or you smell something burning, get everyone out of the house and call emergency services from outside. Do not go into the attic or onto the roof.

For a proper post-storm assessment, a roofer will walk the roof with harness and anchor points, measure the damage, and produce a written report with photos. That report is also what you hand to your insurance adjuster. A paid inspection typically runs about $150 to $400, and many roofers include one at no charge when they are quoting a replacement. An insurance-grade report with measurements costs roughly $450 to $700.

The honest answer is that the ground-level and attic checks described above will tell you whether a professional inspection is urgent. Save the roof surface itself for someone with the right equipment.

Leave the roof surface to a roofer with the right gear; if you want one to inspect, our request form is free.

Q2

Can shingles be resealed after chinook winds lift them in Calgary?

Lifted shingles can often be resealed, and a roofer can typically do the job for $300 to $800 depending on how many shingles are affected and whether any tabs cracked or tore during the lift. If the damage is widespread or the shingles are already near the end of their life, a full replacement conversation is worth having at the same visit.

Why Chinooks Cause This Problem

Calgary averages about 46 chinook days a year, and the rapid pressure and temperature swings that come with them are hard on asphalt shingles. The adhesive strip on the underside of each shingle is designed to bond to the course below when warmed by the sun, but repeated lifting and re-settling in cold air breaks that seal. Once the bond fails, the tab flaps in the next wind event, and water or ice can work underneath. Shingles that have been lifted multiple times often develop a crease at the bond line, and a creased shingle will not lie flat or reseal reliably even with fresh adhesive.

A roofer needs to get eyes on the roof before committing to a reseal. Creased, cracked or brittle shingles need to be replaced, not just glued down. On a roof that is 15 or more years old, a patch repair may buy one or two seasons at most before the next wind event causes the same problem across a wider area.

The repair itself involves lifting each affected tab, applying roofing cement or a compatible sealant, pressing the tab flat and sometimes adding a roofing nail at the corner before sealing over the nail head. It is straightforward work on a dry, accessible roof, but it is roof work at height. Alberta's OHS Code requires fall protection for anyone working 3 metres or more above the level below, which covers most two-storey homes and many bungalows measured from the eave. Leave this to a roofer rather than attempting it yourself.

Permit note: resealing or replacing a few shingles is maintenance and repair work. Under the Alberta Permit Regulation, like-for-like re-roofing done for appearance or maintenance with no structural change needs no City of Calgary building permit, and a small repair of this kind falls well within that.

Before calling a roofer, do a quick check from the ground or from the attic. From outside, look for tabs that are visibly lifted, curled or missing. From inside, check for daylight, water stains on the sheathing, or frost on the underside of the deck near the eaves, which points to a compromised seal letting moist air in. Photograph anything you find; if you later discover the damage is storm-related and want to involve your insurer, that documentation matters.

A few things worth asking when a roofer comes out: whether the lifted shingles can be resealed or need replacing, what the per-shingle or flat-rate price is, whether any decking underneath shows moisture damage, and whether the attic ventilation is adequate. Poor ventilation traps heat and accelerates shingle aging, which makes the adhesive strips fail sooner and leaves the roof more vulnerable to the next chinook.

A roofer can tell you in one short visit whether resealing will hold; use our form if you want one to come by.

Q3

Are cracked plumbing vent boots common on Calgary roofs?

Cracked plumbing vent boots are one of the most common small leak sources on Calgary roofs, and they tend to fail faster here than in milder climates.

Why Calgary Is Hard on Vent Boots

A plumbing vent boot is the rubber or metal collar that seals around the pipe where it pokes through the shingles. Most boots have a rubber gasket or neoprene collar at the top. Calgary averages roughly 128 freeze-thaw cycles a year, and that repeated expansion and contraction is brutal on rubber. Add in the UV intensity at 1,045 metres elevation and the dry chinook air, and a rubber boot that might last 20 years in a coastal climate can crack, shrink or pull away from the pipe in 10 to 15 years on a Calgary roof. On older roofs, the boot often fails well before the shingles do.

The failure usually shows up in one of two ways: a crack in the rubber collar itself, which lets water track down the pipe and into the attic, or the metal base lifting away from the shingles as the fasteners back out over freeze-thaw cycles. Either way, the leak tends to appear inside the house during heavy rain or during spring melt, and it is often mistaken for a general shingle problem.

Check your attic first. If you notice a water stain on the ceiling near a bathroom or kitchen, go into the attic with a flashlight and look for staining or frost on the sheathing around the vent pipe. That almost always confirms the boot rather than the shingles.

From the ground or with binoculars, you can sometimes see a boot that has visibly cracked, pulled away from the pipe, or lost its shape. Do not walk the roof to get a closer look, especially on a steep or wet surface. Alberta's OHS rules require fall protection for anyone working at 3 metres or more above a lower level, and a two-storey roofline easily clears that threshold.

A roofer replacing a single vent boot typically charges somewhere in the $300 to $600 range in Calgary, depending on pitch, access and whether any shingles around the boot need replacing at the same time. If several boots are cracked, or if the job is bundled into a larger repair visit, the per-boot cost usually drops. A full roof replacement always includes new boots; reusing the old ones on a new roof is a shortcut worth pushing back on when you review the quote.

No permit is needed from the City of Calgary for this kind of repair. Replacing a vent boot is straightforward maintenance on an existing penetration, with no structural change and no change of roofing type.

When you get a quote, ask the roofer to inspect all the penetrations at the same time: vent boots, pipe collars, exhaust fan caps and any skylight or chimney flashings. Finding two cracked boots often means a third is not far behind, and a single service call covers them all more efficiently than two separate visits.

Q4

Can one roofer find a leak another Calgary company missed?

Yes, and it happens more often than homeowners expect. Roof leaks are genuinely difficult to diagnose because water travels along rafters, sheathing and vapour barriers before it drips, so the wet spot on your ceiling can be a metre or more from the actual entry point. A second roofer with fresh eyes and a different inspection method often finds what the first one missed.

Why the First Roofer May Have Missed It

The most common reason is that the first inspection focused on the obvious: missing or cracked shingles, damaged vent boots, open seams. But many Calgary leaks come from subtler sources. Ice dams are a classic example. With roughly 128 freeze-thaw cycles a year, water backs up under shingles at the eave, and the damage shows up on an interior wall or ceiling long after the ice is gone. If the first roofer came out in summer, they may have seen no sign of it from the roof surface.

Other frequently missed sources include step flashing where a roof meets a wall or dormer, the counter-flashing at a chimney, cracked pipe boot collars, and nail pops under a shingle tab that look fine from three metres away. On flat or low-slope roofs common on Calgary garages and additions, a small blister or a seam separation in the SBS membrane can be invisible unless someone probes it.

The second roofer should do more than walk the surface. A thorough inspection includes checking the attic for water stains, daylight, frost or mould, which often pinpoints the entry zone more reliably than the roof surface does. They should also run a hose test on suspect areas in sections, working upward from the eave, rather than soaking the whole roof at once.

Do not walk the roof yourself after rain or in winter. Alberta's OHS Code requires fall protection for anyone working at 3 metres or more, and a wet or icy shingle surface is dangerous even for experienced tradespeople.

A paid inspection from the second roofer, typically $150 to $400 for a standard house or $450 to $700 for a written report with photos and measurements, is worth it when a repair has already failed. Ask specifically for a written scope that identifies the entry point, the travel path and the proposed fix, not just a quote for new shingles.

When you get that quote, confirm it covers the actual source and not just the symptom. A fair repair quote for a flashing issue or a moderate leak in Calgary runs roughly $1,000 to $3,000; if there is deck rot or structural damage underneath, expect $3,000 to $5,000 or more. Make sure the quote includes replacing any vent boots and flashings disturbed during the repair, because reusing old collars on a fixed roof is one of the reasons leaks come back.

Before you sign anything, check that the roofer holds an Alberta prepaid contracting licence (searchable on Service Alberta's website) if they are asking for a deposit, and request a WCB-Alberta clearance letter to confirm their account is in good standing. Get the scope, materials, price, start date and payment terms in writing.

If you do get that second look, ask for a written diagnosis of where the water gets in, not just a repair price.

Disclaimer: This guide is provided for informational purposes only by Calgary Roof Repairs. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority (the City of Calgary or your own municipality) before starting any roofing project. Information is current as of November 1, 2026 and may change. Visit **calgaryroofrepairs.com** for the latest answers.