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ROOF BOOT REPAIR

Roof boots are the rubber part of the overall roof jack flashing that is installed around roof penetrations. Generally these are used for the plastic vent pipes or electrical service entrance masts. Always request new flashing be installed when replacing a roof; caulking around an existing roof boot is not a proper repair but it is often observed during roof inspections. The caulking will not withstand temperatures and weathering due to constant sun exposure.

The rubber section of the boot deteriorates (cracks, splits, general wear) due to age, sunlight and freeze/thaw cycles and may not last the entire life of a roof. When water leaks through the opening it can cause staining on walls, ceilings and accumulate in insulation. This is generally just a minor cosmetic issue if caught early but can become a costly repair item if it is not corrected (mold growth, wood rot, etc.)



This photo shows a typical sewer gas vent pipe with a deteriorating boot.



Close up view of a damaged roof boot.



This shows a caulked roof boot that was damaged, caulking will deteriorate and will not likely prevent water intrusion.



This photo shows a typical service entrance conduit with a damaged boot.



View looking up towards a roof boot inside the attic, daylight is visible.



This shows a retrofit roof boot for use around service entrance masts where a typical boot cannot be slid over the top of the mast.

The repair process below shows how easy it is to correct the issue without replacing the entire flashing section. This method will correct most of the issues associated with a leaking roof jack due to a deteriorating boot. Sometimes it is necessary to replace the entire flashing piece on low pitch roofs, in areas where snow may accumulate or if the roof boot/flashing is in such poor condition that water draining down the roof still enters the opening. I suggest attempting this repair prior to replacing the entire flashing section which can be difficult and potentially cause damage to surrounding shingles.



Purchase the entire roof jack flashing from your local hardware store.



Carefully cut the rubber section out of the middle with a box knife or similar tool.



Make sure that you cut out the correct center hole of the boot for a good seal.



Slide the boot down the pipe until it is firmly atop the existing flashing.

Always wear appropriate protective equipment and never climb on a wet or icy roof. You will need to be on a roof to complete this repair; it is recommended to have at least one other person assist you with this project to provide ladder stability and call for assistance in the event of an emergency.