

A skylight changes a room. It brings in winter sun when the days feel short, it opens a hallway to the sky, and it turns an attic office into a place you want to spend time. The downside is obvious to anyone who has ever put a bucket on the floor during a thaw. When a skylight leaks in Kitchener, it leaks during the worst weather, which means it can compromise insulation, drywall, and even framing before you notice. I have seen ten-minute drips turn into thousands of dollars of damage because the root cause was misunderstood. The good news is that skylight leaks follow patterns. With a careful inspection, a proper repair, and sensible prevention, you can keep the view and lose the headache.

Why Kitchener's Climate Makes Skylights Tricky

Our freeze-thaw cycles do most of the mischief. Kitchener swings from lake-effect snow and deep cold to shoulder-season thaws where the sun warms roof surfaces above zero while attic spaces and eaves stay frozen. Snow melts, water runs, refreezes at the edges, and backs up under shingles. That is the classic setup for ice dams. Add wind-driven rain that pushes water uphill against flashing, and you get conditions that punish every weakness in a skylight installation.

Skylights are roof penetrations, so they rely on a watertight marriage between the unit itself and the roofing system. On homes with asphalt shingle roofing, that means step flashing, underlayment, and proper shingle integration. On flat roofing in Kitchener, the detailing depends on the membrane: EPDM, TPO, or modified bitumen. Commercial roofing in Kitchener often uses thermoplastic membranes around curb-mounted units. Each system has a different failure mode. A roofer who treats them all the same will get leaks.

Common Leak Sources We See in Kitchener

Most leaks tie back to a few causes. I will walk through them in the order I diagnose on site, because sequence matters when you are chasing water.

Manufacturing or age-related failure of the skylight unit. Modern skylights use insulated glass with sealed edges. When the seal fails, moisture shows up between panes and sometimes finds its way to the interior via the frame. You may notice fogging, mineral tracks, or a watery line on the sash itself. On older acrylic domes, the dome can crack under hail, especially after years of UV exposure. I have replaced original 1980s domes that simply turned brittle. Hail and wind damage roof repair after a storm often includes skylight domes and caps along with shingles.

Flashing errors. This is the leading cause in residential roofing in Kitchener. A skylight needs step flashing woven with shingles on the sides, head flashing at the top, and sill flashing at the bottom. If an installer nails through the top of flashing, or runs a continuous "L" piece without stepping at each course, capillary action carries water inside. I have also seen caulk used in place of proper flashing, which works for a season and fails when temperatures move. On cedar shake roofing and slate roofing, the step flashing geometry differs and the stakes are higher. Those systems shed water differently, so the metal work must be dead-on.

Underlayment gaps. Self-adhering ice and water shield should run around the skylight curb and extend up the roof. If the membrane stops short, meltwater driven by an ice dam can get under shingles and find the curb. You will see staining at the bottom corners first, then along the drywall returns.

Condensation mistaken for a leak. Ventilation matters. If warm, moist interior air reaches a cold skylight shaft, water condenses and drips. It looks like a leak, but the source is interior humidity and poor air sealing. Roof ventilation Kitchener projects that add proper intake at soffit and fascia and balanced ridge exhaust often fix "leaks" that are actually condensation. Bathrooms with skylights need aggressive exhaust fans ducted to exterior, not into an attic.

Flat roof detailing. On EPDM roofing and TPO roofing, skylights are usually curb-mounted with membrane flashed up the curb. If a contractor uses incompatible sealants, or fails to prime and roll the membrane correctly, the corner patches lift. Water finds those corners first. Commercial roofing Kitchener jobs often fail at pitch pockets, curbs, and penetrations long before the field membrane gives out.

Roof age and movement. As shingles age, they lose flexibility. Nails back out, flashing moves, and small gaps open. A roof nearing replacement might still shed most water, but a skylight is a pressure point. Roof replacement Kitchener conversations often start with "the skylight is leaking," and end with a full assessment that shows the field shingles have reached the end of their service life.

First Signs That Matter

The earliest clues rarely show up on the skylight itself. Look for tea-colored stains at the ceiling cutout corners, bubbling paint on the drywall shaft, or dampness on the carpet after a warm day in mid-winter. On a flat roof, ceiling tiles near the skylight may sag or show brown rings. If the leak appears during wind-driven rain only, suspect head flashing and wind resistance. If it shows up during a thaw with significant snow on the roof, think ice dam and underlayment.

Homeowners often report “it leaks sometimes,” which can be key. A leak that appears only after a sunny winter day points to meltwater backup. A leak during heavy summer thunderstorms without a prior dry spell points to flashing or poor shingle integration. These patterns shape the inspection.

How Professionals Diagnose a Skylight Leak

A proper roof inspection in Kitchener starts inside, not on a ladder. I check the shaft, note the drywall condition, and take moisture readings at the corners. In winter, a thermal camera will show cold bridging around the curb, which can signal missing insulation or air gaps. In summer, I look for UV cracking in acrylic domes and check fasteners on the interior frame.

On the roof, I work from bottom to top. I feel under the shingle edges around the skylight for moisture, probe step flashing for movement, and look for nail heads where none should be. On metal roofing in Kitchener, a curb cut into standing seam must be flashed with a soldered or mechanically seamed pan, not just gooped. I check for loose seams and fastener back-out. On steel roofing Kitchener jobs with exposed fasteners, the neoprene washers dry out and leak, which sends water to the skylight curb.

On flat roofs, I test the membrane adhesion at the curb, especially at corners. EPDM should have fully adhered patches at corner transitions, with no fishmouths. TPO should have heat-welded seams with even bead and no scorch marks. A tug tells you more than a glance.

If weather permits, a controlled water test helps. I start low, wetting the shingle courses below the skylight for several minutes, then move to the sides, then the head. Jumping straight to the top floods everything and hides the leak [certified roofing installers](#) path. Patience saves guesses.

Repair Options by Scenario

Every skylight leak repair in Kitchener follows the damage and the structure. Here is how we typically proceed.

Re-flash the unit on a healthy shingle roof. If the skylight is in good condition and the shingles have life left, re-flashing solves most issues. That means stripping shingles back two to three courses around the unit, installing self-adhered ice and water membrane tight to the curb, resetting or upgrading step flashing on the sides, and installing new head and sill flashing. We weave shingles and flashing, then seal nail heads where required. Done right, this buys another decade for the skylight area to match the remaining roof life.

Replace the skylight and flashing. If seals have failed, the unit shows age, or you want an energy upgrade, we install a new skylight with modern flashing kits matched to the roofing system. On asphalt shingle roofing, manufacturer-specific kits simplify correct installation. On cedar shake roofing, we often build a slightly higher curb to keep water from

packing against the unit. On slate roofing, soldered flashing and a patient hand keep the aesthetic and the waterproofing intact.

Address ice dam vulnerability. If leaks happen during thaws, we extend ice and water shield up the roof plane and improve attic ventilation. Soffit and fascia Kitchener work to open intake vents, combined with baffles and a clean ridge, can reduce roof deck temperatures and minimize damming. In tough valleys and north-facing slopes, heat cables near skylights can be a sensible stopgap, but we treat them as a bandage, not a cure.

Flat roof curb re-detailing. On EPDM roofing, we re-wrap the curb with primed and rolled flashing, add corner patches, and ensure the membrane terminates with a mechanical clamp if required by the system. On TPO roofing, we hot-air weld new corner patches and re-weld suspect seams. If the field membrane is aged or shrunken, a local fix may not hold, and we will have a frank talk about a larger repair.

Solve condensation. If the water source is interior moisture, we air-seal the shaft, add rigid insulation to the light well, and correct ventilation. Bathroom fans that dump into attic cavities create “leaks” that no amount of exterior work will solve. We often find an uninsulated drywall shaft that acts like a chimney for warm air. Dense-pack insulation or foam board with taped seams changes that story.

Business Information

Business Name: Custom Contracting Roofing & Eavestrough Repair Kitchener

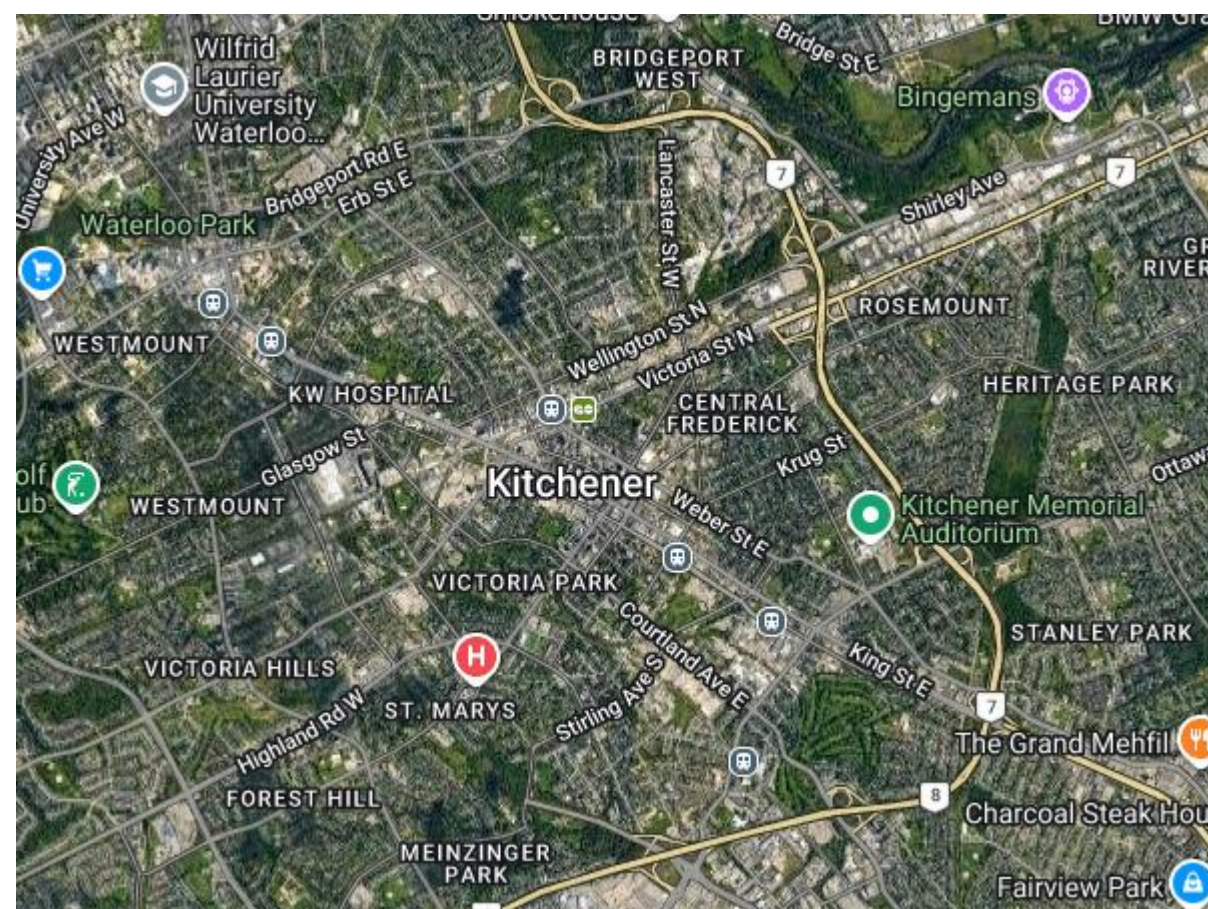
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Website: <https://storage.googleapis.com/cloudblog-blogs/best-roofing-contractor-kitchener.html>

Hours: Open 24 Hours

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When a Leak Is a Roof Problem, Not a Skylight Problem

Sometimes a skylight gets blamed because it is the nearest visible feature. I have traced stains to a ridge vent thirty feet upslope, then down a rafter to the skylight opening. On older roofs with patchy repairs, water will travel along underlayment laps and show up at the skylight because the curb interrupts the flow. If an inspection reveals brittle shingles, granule loss, and widespread nail pops, a targeted skylight repair may not be cost-effective. That is when a roof replacement in Kitchener becomes the smarter spend. Coordinating a new skylight with a new roof avoids cutting into fresh shingles later and keeps warranties intact.

If you are debating the timing, consider the numbers. Re-flashing a skylight on its own might run a few hundred to over a thousand dollars depending on complexity. Doing that twice in the final years of a failing roof costs more than integrating a new unit during a full replacement. Ask for a free roofing estimate in Kitchener from reputable contractors and compare.

Safety, Insurance, and Choosing the Right Help

Roof work is fall work. A slippery roof, a slick dome, and a hose can make a dangerous combination. WSIB and insured roofers in Kitchener carry the right coverage and follow fall arrest protocols. That matters to you, not just them. If a contractor gets hurt on your property without coverage, you can end up entangled. Beyond safety, insurance roofing claims in Kitchener often include skylight components after hail or wind. A contractor who knows the claims process can document damage, meet adjusters, and make sure the scope includes related items like flashing, underlayment, and interior repairs.

The best Kitchener roofing company for leak work is not necessarily the biggest, but you want a track record with skylights, both replacements and repairs. Ask how they diagnose, whether they perform controlled water tests, and what brands they install. Look for specifics: step flashing details, ice and water membrane use, and how they handle attic ventilation. A lifetime shingle warranty is only meaningful if the manufacturer's installation standards are met at penetrations. The same is true for skylight warranties. Pairing the right unit with the right roof system matters.

If you are searching phrases like roofing near me Kitchener or Kitchener roofing services, skim past the noise. You will see names repeated, including roofing contractors in Kitchener focused on residential and commercial work, and companies that also handle gutter installation in Kitchener and accessory components. A contractor that understands the entire envelope - soffit, fascia, ventilation, eavestroughs - spots the interactions that cause many skylight issues.

What Homeowners Can Do Before the Roofer Arrives

Quick action limits damage. If water is active, lay a tarp or plastic sheet to channel drips into a bucket. Move furniture away and pull back carpets if possible. Do not pry at shingles or smear sealant over flashing in winter. Temporary caulking in freezing temperatures rarely adheres and often traps water. Photos help if you plan to file an insurance claim, especially if hail struck the area. Note the date, time, and weather; wind direction can be a clue later.

If the forecast shows a thaw after deep cold and you fear ice dams, reducing attic heat can slow meltwater. Close access hatches tightly, and if you can do so safely, ensure bathroom and kitchen exhaust fans are venting outdoors. For steep roofs with heavy snow and a history of damming near skylights, a roof rake can pull snow back a couple of feet. Work from the ground with a telescoping rake rather than climbing a snowy roof. This is a short-term tactic, not a substitute for permanent fixes.

Repair vs Replace: Making a Sound Decision

I advise clients with three questions. How old is the skylight? How old is the roof? What is the root cause? If a quality skylight is ten years old, the roof is mid-life, and the problem is flashing, a repair makes sense. If the skylight is twenty years old with failed seals, and the roof is fifteen years into a shingle rated for twenty to twenty-five, plan to replace both within a short window. On flat roofs, if the membrane shows shrinkage and alligating, replacing a leaky curb is rarely a lasting fix. Budget for a larger scope.

Energy efficiency can tip the scale. New skylights perform better than older units. Low-E coatings, better thermal breaks, and improved seals reduce heat loss in winter and heat gain in summer. If you are already investing in a roof replacement Kitchener wide, adding upgraded daylighting can improve comfort. For commercial spaces, better skylight glazing can reduce glare and HVAC load. In homes, an operable skylight with proper bug screens can help with shoulder-season ventilation if roof ventilation is limited.

Special Cases: Materials and Configurations

Metal and steel roofing Kitchener projects that include skylights demand careful fabrication. On standing seam, a site-built pan with upstands tied into the panel ribs works best. It should shed water without sealant. Sealant is a backup, not a primary defense. Hidden fastener systems maintain clean lines and fewer penetrations, but the pan and curb joinery is unforgiving. If your contractor suggests a generic boot or copious caulking, ask for a better plan.

Cedar shake roofing moves with humidity and temperature. Flashing must allow for that movement without opening gaps. We sometimes add a diverter uphill of the skylight to split heavy flows during storms. That small piece of metal can make a big difference without marring the look.

On slate roofing, we respect the stone. Lifting and relaying slates around the skylight is delicate work that calls for the right tools and a calm hand. Copper flashing is common, and soldered seams age gracefully. It costs more up front but pays off over the long life of a slate roof.

For low-slope and flat roofing in Kitchener, curb height is critical. Building code and manufacturer guidelines generally call for at least eight inches of curb height above the finished roof surface. I have seen four-inch curbs disappear under drifting snow and standing water. Raising the curb during a repair can turn a chronic leaker into a non-issue.

Preventive Care That Works

A little maintenance saves a lot of trouble. An annual roof inspection in Kitchener each spring or fall catches small issues before they grow. We clear debris that collects against uphill flashing, check sealants where they are designed to be used, and confirm that shingles sit snug against flashing. Inside, we look at the drywall shaft for hairline cracks and the skylight for condensation clues.

Gutters matter more than most think. Clogged eavestroughs push water sideways and up the roof plane, concentrating flows around penetrations. Gutter installation in Kitchener that includes proper sizing, secure hangers, and clear downspouts reduces splashback and overflow near skylights. We often pair this with soffit and fascia improvements to keep intake vents clear.

Roof maintenance in Kitchener also includes watching attic humidity. A simple hygrometer tells you if moisture is too high. Signs include frosty nails in winter and musty smells. Addressing sources like humidifiers set too high, venting dryers indoors, or unvented gas heaters keeps the building envelope dry.

If you have tarps and pots in your vocabulary every spring, consider ice dam removal in Kitchener as a service during heavy winters. Proper steam removal, not chopping, protects shingles. But never accept ice dam removal as a permanent answer. It buys time while you improve insulation and ventilation.

What a Thorough Repair Visit Looks Like

You should expect a sequence that feels methodical. A technician arrives, listens to your account of when and how the leak shows up, then checks the interior. Photos are taken. On the roof, they remove enough material to see the problem, not just what is easy. If step flashing is wrong, they do not smear sealant and leave. They ask permission to expand the repair if they find rotten decking, then replace that decking and tie in underlayment. If a skylight needs replacing, they explain why and show you the evidence, whether failed seals or cracks. At the end, you should see new shingles cleanly integrated, flashing set correctly, and the site free of debris.

A reputable contractor provides a brief written record - photos before and after, what was done, and what they recommend next. For homeowners comparing roofing contractors in Kitchener, that kind of transparency separates the pros from the patchers.

Budgeting and Timelines

Costs vary. A simple re-flash around a fixed skylight on a sound asphalt shingle roof often fits into a modest repair budget. Replacing a single skylight with a modern unit and full flashing on a two-story home, including interior touch-ups, usually lands in the low four figures. Complex materials like slate or integrated metal pans on standing seam run higher due to labor and materials. For commercial roofs, membrane re-detailing can be efficient if the field membrane is healthy.

Timelines depend on weather. Emergency roof repair in Kitchener is available when water is active, and we often apply temporary protection such as a shrink wrap or a peel-and-stick patch on flat roofs until a proper repair can be done under

dry conditions. Permanent fixes go faster and last longer when the roof is dry and above certain temperatures. Plan for a window of a few hours to a full day, depending on scope.

If you are exploring multiple needs - skylight work, Kitchener roofing repairs elsewhere on the house, ventilation improvements, and gutters - coordinating them under one visit can save on setup costs. Many homeowners ask for a package quote or a free roofing estimate in Kitchener to plan the year's work sensibly.

The Role of Brand and Warranty

Skylight and shingle manufacturers write installation manuals for a reason. Warranties on lifetime shingles often require specific underlayment and flashing practices around penetrations. If you are working with the best Kitchener roofing company for your needs, they will follow those standards and document them. A mismatch between skylight brand flashing kits and off-brand improvisations can void coverage. That is not scare talk; it is how manufacturers handle liability. The point is simple: insist on compatible components and a crew that reads and follows the spec, not habits from a different system.

Local Know-how Matters

Kitchener's housing stock includes everything from century homes with steep gables to new builds with low-slope sections and multiple skylights over open-concept spaces. The solutions are not one-size-fits-all. I have replaced a cracked acrylic dome on a bungalow, corrected a chronic leak caused by a ridge vent above it, and added baffles and soffit vents in one coordinated visit. In another case on a flat-roofed commercial space, we rebuilt a skylight curb that sat too low, replaced corner patches on an aging TPO field, and negotiated with the insurer for interior ceiling tile replacement under an insurance roofing claim in Kitchener. The difference between a lingering problem and a permanent cure came down to reading the building as a whole system.

If you are weighing options and want to compare quotes from Kitchener roofing experts, ask for clarity on scope and method rather than just price. Affordable Kitchener roofing solutions exist, but the low number that papers over flashing with caulk is the most expensive dollar you will spend when it comes back to haunt you.

A Simple Homeowner Checklist for Skylight Health

- Look for fogging between panes, water tracks on frames, or hairline drywall cracks at shaft corners twice a year.
- After a thaw or major storm, check floors and sills around the skylight for dampness.
- Keep gutters clean and confirm downspouts move water away from the foundation and eaves.
- Verify bathroom and kitchen exhausts vent outdoors, not into the attic.
- Schedule a roof inspection in Kitchener annually, and any time you notice new stains.

When You Are Ready to Act

Whether you need quick roof leak repair in Kitchener or you are planning a larger project that includes skylight installation in Kitchener, take a step that starts with information. A careful assessment, a clear scope, and proper detailing will outlast band-aids every time. If the roof is young, a re-flash may be all you need. If the roof is aging, coordinate skylight upgrades with a broader replacement. If your property includes mixed systems - asphalt in front, flat roof in back - pick a team comfortable across both. Residential or commercial, asphalt, metal, cedar, slate, EPDM or TPO, the principles are the same: respect water's path, match components wisely, and do the small things right.

The skylight that keeps you company during morning coffee should not keep you up at night during a storm. With Kitchener roofing services that treat skylight leaks as solvable puzzles, you can keep the light and lose the drip.

How can I contact Custom Contracting Roofing in Kitchener?

You can reach Custom Contracting Roofing & Eavestrough Repair Kitchener any time at [\(289\) 272-8553](tel:2892728553) for roof inspections, leak repairs, or full roof replacement. We operate 24/7 for roofing emergencies and provide free roofing estimates for homeowners across Kitchener. You can also request service directly through our website at <https://storage.googleapis.com/cloudblog-blogs/best-roofing-contractor-kitchener.html>.

Where is Custom Contracting Roofing located in Kitchener?

Our roofing office is located at **151 Ontario St N, Kitchener, ON N2H 4Y5**. This central location allows our roofing crews to reach homes throughout Kitchener and Waterloo Region quickly.

What roofing services does Custom Contracting provide?

- Emergency roof leak repair
- Asphalt shingle replacement
- Full roof tear-off and new roof installation
- Storm and wind-damage repairs
- Roof ventilation and attic airflow upgrades
- Same-day roofing inspections

Local Kitchener Landmark SEO Signals

- **Centre In The Square** – major Kitchener landmark near many homes needing shingle and roof repairs.
- **Kitchener City Hall** – central area where homeowners frequently request roof leak inspections.
- **Victoria Park** – historic homes with aging roofs requiring regular maintenance.
- **Kitchener GO Station** – surrounded by residential areas with older roofing systems.

PAAs (People Also Ask)

How much does roof repair cost in Kitchener?

Roof repair pricing depends on how many shingles are damaged, whether there is water penetration, and the roof's age. We provide free on-site inspections and written estimates.

Do you repair storm-damaged roofs in Kitchener?

Yes — we handle wind-damaged shingles, hail damage, roof lifting, flashing failure, and emergency leaks.

Do you install new roofs?

Absolutely. We install durable asphalt shingle roofing systems built for Ontario weather conditions and long-term protection.

Are you available for emergency roofing?

Yes. Our Kitchener team provides 24/7 emergency roof repair services for urgent leaks or storm damage.

How fast can you reach my home?

Because we are centrally located on Ontario Street, our roofing crews can reach most Kitchener homes quickly, often the same day.