



Shingle Roofing System Maintenance

6 Steps to Shingle Roofing Maintenance

Here are 6 important steps in maintaining healthy shingle roofing:

1. **Clear debris, moss & algae** from your roof. Leaves, twigs, trash and other miscellaneous debris tends to soak up water and can damage your shingles. Your roof is designed to channel water away from your home, and excess debris makes this task more difficult. You'll want to check for debris on a regular basis.
2. **Check flashings** for damage, corrosion, or holes that may need repair or replacement.
3. **Loose or damaged shingles** can be a common problem. Over time, high winds, hail, tree branches and other debris can take a toll on shingle roofing. Often, a little roofing cement may be all that's needed to repair a loose shingle tab. If the shingle is damaged, you'll want to have it replaced.
4. **Check caulking/sealants** around the roof for cracking or other damage. Old, worn sealants should be replaced before water seepage causes problems.
5. **Check your gutters and downspouts** for debris or blockage. Trim back any overhanging tree limbs to minimize the debris that may collect on the roof. The gutter and downspout system play a critical role in roof maintenance.
6. Finally, you'll want to check the quality of your **attic ventilation & insulation** – poor attic air circulation can lead to ice dams, mold & mildew, and structural damage. Your roofing contractor will be able to assess whether your roof has enough vents and your insulation levels are sufficient.

Asphalt Shingle Roofing Maintenance

Maintenance of your **asphalt shingle roofing** is as important as maintaining your yard or other areas of your home, if you want to keep your home looking its best and maintain its value. Unfortunately, a roof is something that, because it is out of sight, is often out of mind. The durability and protection that your roof offers your home depends on your ability to perform regular maintenance and repairs. Sometimes this maintenance and repair is easy to neglect, because a home owner doesn't understand what steps it takes to maintain the integrity of the asphalt shingles.

Clean Debris

All roofs over a period of time collect debris, such as leaves or garbage. This debris can collect in between or behind other objects that project from your roof, like your chimney, an HVAC unit or pipes. It's important that debris be removed from your roof on a regular basis (at least three times or more a year), so water on your roof won't contribute to deterioration of the asphalt.

Inspect for Moss and Algae

Moss and algae formations on your roof can contribute to the deterioration of asphalt shingles. If you discover that you have algae or moss growing on your roof, you should remove them. You can use zinc or lead control strips, for example, to inhibit growth of formations.

Check Roof Flashings

When inspecting your roof, examine its flashings. These are strips of sheet metal, usually aluminum or galvanized steel, that are placed over the joints in the roof to prevent water from seeping into your home.

As you may know, leaking roof flashings are the major source of water intrusion into a home through its roof. When examining your flashings, look for cracks or openings in them. Also look for algae or moss.

Check Shingles

Examine your roof for any shingle tabs that might have come loose. If you do find loose shingles, repair them with roofing cement. A small amount of the cement applied to the underside of the shingle will secure it. If you find shingles that have been damaged or are missing, remove the damaged shingles and replace the ones that are missing as soon as possible.

Check the Gutters

In order for water to flow properly off your roof and into rain gutters, you will need to examine the gutters. Check both the downspouts and the gutter to make sure debris hasn't collected in them which could interfere with the proper functioning of your gutters.

Check for Overgrown Tree Branches

Inspect your roof for tree branches that have grown onto the roof and may be creating wear as they are blown by the wind. If branches are scraping on your roof, you should trim them to prevent leaves and branches from collecting.