

# VALUED HOME INSPECTORS

Est. 2006

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## **MAINTENANCE TIPS FOR ROOF:**

### **An ounce of Prevention beats a Pound of Cure:**

In certain circumstances – Algae, Moss and Lichens can grow and attach to Shingles

Most roofs are Asphalt Shingles:

- Can damage and shorten Roof Life Span
- Algae “mostly cosmetic” can lead to Lichens and Moss Build Up (Algae provides nutrients for Lichen) (Lichens are Acidic)
- Lichens Can accelerate Shingle Deterioration
- Can trap moisture against the roof
- Prevents shingles from Cooling down and drying out Properly
- Moss is similar to Lichen – The process is Faster !
- Moss can hold water “Much like a Sponge”

Some Shingle Manufacturers make them with Algae Resistant Materials...

(which normally do not last the Life-Span of the Shingles)

1. Amount of Shade or Over-Hanging Branches increase the risk (Shaded roof prevents Evaporation of Moisture for Moss to Thrive in) (Makes more Vulnerable to Leakage and Wind Damage)

### **Some Preventative Measures you can take:**

1. Remove items laying on roof—clear away all debris (Leaves-Pine Needles-Etc...) and keep Gutters Clean
2. Trim Over-Hanging Branches
3. Inspect for (Missing or Loose Shingles) or (Flashings)
4. Make sure Attic Ventilation is ok
5. Start cleaning first sign – before it gets worse and possibly more expensive !

You can also try 1 method of cleaning:

Using chemicals like “Algaecide and Bleach”.....Although, leaving this Maintenance to the proper Professionals is always Recommended. They will take care of proper roof cleaning as well as the care of surrounding areas.....



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Alarms are for emergencies. Perspective is for home inspection.

Protecting Peace of Mind