



Shingle Roofing 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.

Metal Roofing Maintenance

How Do I Maintain My Metal Roof System?

There are many different types of roof systems used on homes and buildings. Some are considered more traditional and commonplace such as asphalt shingles. In some areas of the United States, such as the New England and Mid-Atlantic regions, natural slate is a common roofing material. Each roof type has a unique set of characteristics that affect the life expectancy of the roof system and how each roof system type should be maintained.

One type of roof system that has a very long life expectancy and has been used for centuries to provide homes and buildings with a sound roof system is metal. Metal roof systems provide a long life expectancy if they are properly installed and subsequently maintained after their installation. As with all types of roof systems, the key to a long service life is periodic maintenance and repairs. Without the proper maintenance any roof system will begin to fail. There are several key characteristics of metal roof systems that must be determined prior to implementing an effective maintenance program.

Architectural versus Structural

Metal roof systems are grouped into two primary system types. These system types are important to understand so that the maintenance program and necessary repairs can be properly designed to help extend the life of the roof system.

The first type of metal roof system is an architectural metal roof. Architectural metal roof systems are metal roofs that are used to provide the waterproofing layer to the roof system of the structure. In addition to providing the protective waterproof layer, they normally can provide an aesthetic appearance to the structure as well.

The second type of metal roof system is a structural metal roof. Structural metal roof systems are metal roofs that act as both the roof deck as well as the waterproofing layer for the building. An example of this type of roof can be found on a barn where the underside of the metal roof may be visible from the interior of the structure. Some commercial buildings also use a structural metal roof system as part of their building envelope.

It is important to consider this characteristic before you address the maintenance for your roof system. There are several reasons; however an important reason to consider this feature is associated with safety. If the structural metal roof system shows signs of deterioration this may be a safety hazard for someone attempting to gain access to the roof. Since the roof system acts as the roof deck, any deterioration that has occurred to the roof system can lead to a compromised roof deck and create a hazard for someone accessing the roof.

Metal Type

It is not only important to consider whether you have a structural metal roof system or an architectural metal roof system, but also you must consider what type of metal has been used to construct your roof system. There are many different types of metal used to manufacture metal roof systems. These can include steel, aluminum, copper and tin. There are other unique metal types including zinc and lead coated copper.

It is important to determine the type of metal used as part of your roof system because the type of metal determines the proper methods of repair and maintenance to your roof. For example, if you have a metal roof system that was installed using copper, the proper method of repair may be to use solder to repair the roof system.

Methods used to maintain your roof system are also determined by the type of metal used to install the roof system. Some metal roof systems are comprised of steel panels. Steel is prone to rusting and oxidation. As a result, if your metal roof system is steel it is recommended that the roof system is reviewed routinely for rust and any rusting conditions be addressed as soon as they are discovered. In addition, rusting and oxidation on steel must be treated with a rust inhibitor before they are coated to prevent the rust from spreading.

System Design

The final characteristic that should be considered is the system design. There are multiple configurations of metal roof systems. Each configuration has different methods of repair and maintenance. Metal roof systems may be installed using flat seam panels, metal roof shingles, standing seam metal or interlocking panels.

The system design impacts how the roof system is repaired and maintained. If damages occur to a metal roof system, the configuration of the system will impact how the homeowner or professional roofing contractor will repair that system.

The system design also impacts how the roof system is maintained. Maintenance of metal roof systems may incorporate cleaning the roof system prior to repair or a maintenance coating. Flat seamed metal roof panels with soldered seams may be able to pressure washed before they are coated, but a metal roof system that incorporates metal roof shingles cannot be pressure washed because they are designed to shed water.

Closing

As the old saying goes, "The Devil is in the details". This saying is a great reminder with regards to metal roof systems. If you overlook the details of your metal roof system, the choices that are made regarding how to maintain or repair the roof system can cause more damage to the roof system than what you are attempting to repair. It is important to consider these characteristics in advance so that you can plan the maintenance and repairs for your roof and maximize the life expectancy of your roof.

Continuous Gutter System Maintenance

When gutters are installed on your home, like any other product, they do require routine maintenance to make sure that they perform properly for the expected longevity of the new gutter system. Gutter systems should be routinely maintained approximately every three years. There is a difference, however, between a gutter tune-up and a gutter cleaning. A gutter tune-up consists of resealing all the miters, outlets and endcaps, as well re-securing any gutter that may come loose. A gutter cleaning is removing and cleaning any debris that has gathered in the gutters and downspouts overtime. Gutter systems should be cleaned and inspected a minimum of twice a year, once during the spring and once after the leaves have fallen.

Reasons Why to Maintain Your Gutter Systems.

- Aluminum is a conductor.
- Aluminum expands and contracts during the drastic changes of our weathers elements.
- Expansion and contraction will cause miters to separate.

- If the gutters currently have spikes, because of expansion and contraction, spikes will begin to shift and pull from the fascia.
- Sealant used to seal endcaps, outlets and miters may begin to fail after a few years which may allow leaks to develop.
- Even though sealants come with a warranty, the warranty only states “free of defect”.
- When a gutter system becomes clogged, this may lead to water overflow, therefore creating more severe long term issues such as a rotting wood and foundation deterioration.
- Clogged downspouts can lead to added weight in the gutter from the standing water, which may begin to pull the gutter system away from the fascia board. This can lead to more damaging issue in the winter time, if ice damming was to occur.

Types of Siding Maintenance

by HomeAdvisor

Most siding requires very little maintenance since it is designed to be in the elements, have trees and bushes brush up against it and the occasional baseball or football thrown on it. However, no matter what type of siding is on your home, there are some methods to keep your siding in good shape.

Vinyl Siding Upkeep

Vinyl siding is designed to be left alone, but if a piece of siding happens to come loose, you need to fix it soon. If it is allowed to flap in the wind, get bent or curved into a different shape then it won't go back on and will need to be replaced.

It is a good idea to pay to have your vinyl siding power washed either before or after summer. Spiders and other insects like to live in the small ledges made in the siding stair-steps. Pressure washing will remove most of these, though it is a good idea to run a broom over as much of it as you can. Also, your siding will just get dirty from blowing wind and the elements and a good washing once a year will make a difference you won't believe.

Although vinyl siding doesn't rot or wear in the same way as wood, it can crack or puncture. You can keep your siding in good shape by trimming shrubbery and trees away from the house so they don't mar the material. If a section does become badly damaged, you'll have to replace it. Heavy winds can sometimes pull vinyl siding off a house, so be sure it is firmly attached or consider other options in hurricane and tornado country.

Wood Siding Maintenance

Wood siding needs to be treated every 4 to 6 years depending on how fierce the elements are in your area. In the mountain states where the sun and snow can be particularly vicious, you might need to have your wood siding treated more often, and possibly less often in temperate climates.

The good thing, part of the process of treating involves pressure washing the siding and washing the windows after, which can take care of a few things for you.

Wood Siding Repair

Cracks and holes in your wood siding will allow moisture and pests to get in. You should always be sure the underlying problem is fixed before you repair the siding. Otherwise the problem may crop up again later.

Repair methods vary depending on the type of siding you have, but most are fairly easy to fix. Re-nailing loose sheathing, replacing rotted elements and patching any holes or gaps on the underlying surface will help in maintaining your siding after it is repaired.

If your home has multiple stories (levels), a siding contractor may need to have special equipment to get to the taller areas of your home. Remember, siding can be heavy and awkward to work with, so they may not be able to carry it up ladders.

It's also important to try to pinpoint the nature of the problem before repairs begin. For example, look for obvious clues, such as overgrown tree roots or damaged gutters that let water drain onto masonry surfaces. Also check the slope of the surrounding landscape to see if it needs to be regraded to direct water away from the foundation.

Removing siding completely can be a dirty and difficult job requiring specialized equipment and protective gear. It's best to leave this job to a siding professional.

Maintaining Stucco Siding

Stucco siding is often attacked by woodpeckers, and the holes they leave need to be replaced so that you don't have a family of birds living in your walls. They are not hard to hear, so once you notice the woodpecker damage, do what you can to deter them from returning.

Stucco siding is very porous, and if trees leak sap or mold is allowed to grow, it can take over. Even if you are working near your home and spill a drink, it can stain rather quickly if it is not tended to. Go around your stucco siding at least once or twice a year to remove any stains that are starting to form. Degreaser works well, and bleach might do the trick on the right color of stucco. Test in a discrete spot first.

Metal Siding Maintenance

If for some reason a portion of your metal siding is beginning to rust, scrape off the rust and coat with a sealant so that it won't rust through. Many metal siding options are painted, and if the paint is peeling or starting to chip, scraping and repainting will preserve the life of the rest of the coat. Even if you don't have the budget to repaint the whole house, just fix what needs fixing until you do.

Vinyl Replacement Window Maintenance

BASIC INSPECTIONS & MAINTANENCE:

INSECT SCREENS

1. Inspect for the following:
 - Cuts, scratches, or holes
 - Looseness; tighten excessively loose screws.

SASH/PANEL INSPECTION

Inspect sash or patio door panel annually (monthly for coastal areas). If the window has a removable sash, it may be helpful to remove it before inspection.

- Inspect stiles and rails for damage (cracks or splits in vinyl surfaces).
- Check glass for cracks. If cracked, call your local glass supplier for replacement.
- For insulating glass units, look for moisture or fogging between glass panes (most likely to occur on cold mornings). This may be an indication of seal failure. Call us for recommendations.

WEATHERSTRIP

Inspecting and maintaining weatherstrip can help avoid costly structural damage from water leakage and energy loss due to air and/or water infiltration. Replace weatherstrip that is missing, torn, cracked, brittle, discolored, gummy, or that has no "bounce back" when pressed down.

WEEP SYSTEM

Vinyl windows and patio doors are not subject to moisture damage; however, damage could develop in the structure around the unit if water does not drain properly from the sill area to the exterior. Interior weep holes are usually a rectangular or round hole cut in the vinyl in the bottom of the sill track or in the face of a vertical member of the sill near the bottom. Weep holes may be covered by a sill insert or roller track. Access to these weep holes may require removal of the sash or panel and then removal of the

snapped in sill insert or roller track. Exterior weep holes are usually a round or rectangular hole cut in the exterior face of the vinyl sill. These may have a small flap or baffle covering the hole.

CLEANING GLASS SURFACES

Some window sashes may be removed (horizontal slider), tilted in (tilt single and double-hung), or opened (casements without egress hinges) for easier access to the exterior surface. For specific details on sash removal, please refer to the appropriate product guide for your window www.OrionWindows.ca