

# ROOF MAINTENANCE

## What you need to know:

Regular roof maintenance can save you money and extend the life of your roof.

## Why it matters:

Properly maintained roof and gutters ensure effective drainage and can prevent water from entering your home through windows, doors, and the basement. Conduct thorough roof inspections at least twice a year, preferably in the spring and fall.

## How to reduce risks:

- **Inspect your gutters.** While it's raining, check that water flows smoothly into your gutters and exits the downspouts at least 6 to 10 feet away from your foundation.
- **Check caulking and flashing.** Look for any deteriorated caulking around flashing. Ensure flashing around chimneys, vents and skylights is intact and properly sealed.
- **Look for mold and algae.** Examine your roof for signs of mold and algae, especially in shady areas, as these can retain moisture and cause deterioration.
- **Trim overhanging branches.** Trim tree branches that hang over your roof to prevent debris accumulation and reduce the risk of damaging from falling branches.
- **Check pipe jacks.** Inspect rubber boots around pipe jacks for any cracks or tears.
- **Inspect roof condition.** Watch for nail pops, loose screws, or missing and damaged shingles.
- **Keep roof valleys clear.** Keep valleys clear of debris to prevent clogs and water pooling.
- **Consider professional assistance.** Hire a professional roofer for a thorough inspection and repairs. A professional can identify potential issues that may be overlooked.
- **Monitor roofing materials.** Keep track of the age of your roofing materials and proactively replace them when they exceed their recommended lifespan to avoid leaks or deterioration.



**By following these steps, you can maintain your roof and prevent costly repairs.**