

## Protecting & Maintaining your Investment

As a vehicle needs maintenance to stay on the road, a roofing system needs regular cleaning and upkeep for protection from external elements and to function properly. Preventative maintenance greatly reduces the likelihood of leaks, damage, and *premature* roof failures. A roof's life can be extended significantly if it functions properly.

### A roof needs to BREATHE!

Roof vents at the base (eaves or in the soffits) and near the top (ridge) of the roof are mandatory for circulation. Naturally the cool air will be drawn through the bottom and the warm air leaves through the top, therefore electrical or mechanical fans are not needed in most cases.

If the temperature is significantly different in your attic than it is outside, the shingles deteriorate rapidly, ice dams form, condensation and rot inside the attic will damage the home structure, and your heating/ cooling will be inefficient. Proper venting is required in order to warranty a roof.

### Clean Gutters

Prevent the accumulation of debris in your gutters. The accumulation of leaves in the fall becomes a larger problem in the winter when it goes through freeze and melt cycles. The solution is to keep them clean or install leaf screens or guards on all gutters or just those that are difficult to access. We recommend a professional to trim away tree branches that are hanging over your house. This step can also help prevent animal access to your roof.

### Other Small Repairs

- 01 Re-caulking of terminations, counter flashing, and chimney flashing.
- 02 You may also re-nail or replace loose or damaged shingles
- 03 Replace the mortar on chimneys.
- 04 Repair worn or rusted valleys (where two sides join).
- 05 Repair/ seal around plumbing stacks (look for split lead gaskets and dried caulking).
- 06 Replace damaged vents (crushed or missing vents caused by raccoons or squirrels).
- 07 Leaking skylight (look for seal failure, improper installation, damaged flashing detail, cracked lenses, condensation).

Owners need to recognize the importance of their investment and protect the home and its contents from damage.