

Asphalt Shingle Roofing Maintenance

Maintenance of your **Owens Corning Asphalt Shingle** roof is as important as maintaining the 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 air-born rubbish. This debris can collect in between or behind other objects that project from your roof, like your chimney, an HVAC unit or vent 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 shingle.

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 Shingles

Examine your roof for any shingle tabs that might have come loose. If you do find loose shingles, repair them with bituminous type roofing sealant/adhesive. A small amount of the sealant/adhesive applied to the underside of the shingle will secure it. If you find shingles that have been damaged or are missing, contact an approved Roofing Contractor.

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 downpipes 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

Cleaning your Asphalt Shingle Roof

- 1) Mix a solution of 1 part chlorine bleach with 3 parts of water.
- 2) Apply this solution (using a low pressure hand held sprayer) over the asphalt shingles.
- 3) Do not scrub the tiles, as this may remove the mineral chip, damaging the shingle.
- 4) After 15 minutes, rinse the bleach solution from the roof by gently spraying with clean water.

In order to prevent the return of algae, a copper or zinc coated metal strip can be installed under the top row of shingles on either side of the ridge. With approximately 60mm exposed, rain water will run down the roof carrying traces of the metal, killing off any algae growth.

Chlorine bleach (such as Janola) is available from most hardware stores or supermarkets.

N.B If potable water is being collected from the roof, disconnect all down pipes prior to applying the chlorine solution.

The Building Agency does not recommend the use of any other alternative form of treatment.
For more information please phone our office on 0800 573 301 or 09 573 3017