

Getting on your roof isn't a necessary home maintenance task. Many things affect the life of your roof, which you should monitor...but you can start from the ground.

Inspect your roof after a major weather event.

Use binoculars or take pictures; if it's safe and practical, climb a ladder for a closer look.



Weathering

- Look for areas that appear weathered or damaged and check for missing roof-covering materials.
 - Weathering, caused by rain, wind, and hail, weakens a roof's surface even if shingles are intact.
 - Strong, sustained winds lift the edges of shingles, which can weaken the attachment points and allow rainwater to reach the roof's underlayment.
- Wind sends projectiles through the air. These damage your roof *and* your home's exterior surfaces.

Look for branches that overhang the roof or scrape the eaves.

- Eliminate damage caused by abrasion and impact and prevent accumulation of tree debris on the roof *and* in the rain gutters.
- Keeps animals and other pests from gaining entry to the attic or taking a short cut across your bedroom roof. (Along with their babies, at midnight, every night.)

Trees should be trimmed by a qualified professional. Any number of mishaps occur if you do it yourself, such as accidentally cutting off power to your neighbor, getting hit by a falling tree branch, or falling off the ladder.



Branches against the roof.

Animal Damage



Love your house!

- Rats and raccoons and possums invade your attic by tearing through shingles and roof sheathing or entering through holes in eaves.
- Damaged eaves are open doors for animal invasion.
- Decayed wood is soft and easy to chew through.
- Do you hear scratching in the ceiling or the patter of feet across the roof? Look in the attic for signs of pests, like:
 - damaged insulation, which is used for nesting material,
 - darkened insulation, which can indicate air blowing through a hole in the structure,
 - droppings or wood shavings that don't belong.

Biological Growth - Algae, moss, and lichen grow on asphalt shingles under certain conditions – like lots of rain or constant shade. Some growths are destructive, while others are a cosmetic nuisance.

- **Algae**
 - appears as dark streaks that are produced by the organism to protect itself from the sun's ultraviolet radiation. When environmental conditions are right, the problem can spread quickly across a roof.
 - feeds on mineral nutrients, such as the calcium carbonate in limestone, which is used as asphalt shingle filler.
 - is not generally considered a serious problem since the rate of filler consumption is slow.
 - is difficult to remove without damaging the roof.
- **Moss**
 - is a greenish plant that grows more thickly than algae.
 - attaches to the roof using a shallow root system.
 - will slowly deteriorate shingles because it holds moisture against them.
 - can be easily removed with a brush.
- **Lichens**
 - are a composite organism that consist of a fungus and a photosynthetic partner, like blue-green algae.
 - bond tightly to the roof.
 - when removed from asphalt shingles can take granules with it.

Unless allowed to accumulate, these biological growths are mostly cosmetic. Their presence can create hazardous conditions if/when you walk on the roof and, over time, can damage the shingles and sheathing. Contact a professional for their opinion or if you decide your roof should be cleaned.



Algae and moss and lichens.
Oh my!

***Forever Follow-up.** Contact Wild Rivers Inspections first so we can investigate the signs of roof damage or deterioration. That way, you'll know what should be addressed before you call a contractor.

Call Us – 541-469-9513

*Our home inspection clients receive free *Forever Follow-up*. Contact us if you have questions about this benefit.