



# Spring Property Tips

EXTEND THE LIFE OF YOUR  
ROOF WITH SPRING  
MAINTENANCE

Warmer spring temperatures can provide a great opportunity for homeowners to catch up on repairs, including roof repair. A home's roof is one of the most important parts to monitor, and proper maintenance can significantly help to prolong its life and help prevent costly leak-related damage. Share these tips to help your customers to help ensure that their roof is properly maintained:

**Inspect for and repair damage:**

- For shingle roofs, look for shingles that are loose, cracked, missing, buckling, curling, blistering or worn down
- Check wood for rot or insect infestation
- Check metal areas for rust.

**Trim Trees:**

- Remove tree branches that overhang the roof. This will prevent debris from rubbing or falling on the roof, and limit leaves clogging gutters

**Ensure gutters are secure:**

- If gutters are loose or ready to fall down, have them repaired.

**Remove debris from the roof:**

- Remove dirt, loose objects, branches and other plant material from your roof.
- Be sure to regularly inspect flashing for any issues before and after storms.

**Look for and repair loose or missing flashing**

- Check for and address any loose or missing pieces of flashing. Loose or ill-fitting flashing can cause roof cover failure and water intrusion during high-wind storms.
- Be sure to regularly inspect flashing for any issues before and after storms

## **Inspect for and repair leaks.**

- Look for these signs of a leak:
  - Leaks inside the attic
  - Water stains on roof decking (around chimneys, vents, pipes and valleys)
  - Discolored roofing deck, rafters or trusses
  - Water stains on the ceiling
  - Cracked wall or ceiling paint
  - Peeling wallpaper

## **Inspect and seal roof penetrations.**

- Check around chimneys, pipes, skylights, exhaust fans, vents and air conditioning units for proper sealant. Reapply sealant at the first sign of gaps or missing sealant areas.