



Homeowner's Guide to Metal Roof Care

"At some point, if you don't take care of what matters today, you're going to end up paying a lot more down the road."

Gov. Matt Mead

Steel roofing is a superior, attractive roofing solution that should last a lifetime on your home. That doesn't mean it is entirely maintenance-free. You need to take care of it with an annual cleaning and inspection to get the longest life and maintain the best possible appearance of your roof.



Proactive care may help avoid costly repairs down the road, and in fact, may be required to maintain the warranty of your new metal roof. Fortunately, checking and cleaning your roof annually isn't hard or costly. So, here is a handy list of care recommendations for new metal roof homeowners that will keep your roof in tip-top shape for years to come.

Before You Begin:

Be CAREFUL up there! Follow these safety suggestions to protect your roof, and more importantly, protect yourself!

1. Minimize foot traffic on your roof. Only get on roof when absolutely necessary.
2. Use fall protection and/or suggested safety equipment depending on height and pitch of your roof.
3. Never walk on eave or rake flashings, gutters, hip or ridge flashings, and never walk on skylights of polycarbonate or fiberglass (non-metal) panels.
4. Wear soft soled, "grippy" shoes. Panels can be slippery! Don't wear black soles, as they may leave marks on your panels.
5. Do not walk on ribs or seams. Only walk on the flat panels with a solid substrate (solid wood decking). If your structure has metal roofing over open purlins, do NOT get on roof. Get your installer to inspect as needed.
6. If you're not comfortable climbing a ladder or standing on a roof, DON'T DO IT. Contact an experienced roofing professional to inspect your roof for you. Sometimes, shooting a stream of water from a hose or power washer from the ground is all you need to periodically clean your roof!



Annual cleaning and inspection is simply preventative maintenance to prolong your roof. Many times, cleaning and inspection tasks are all listed together as if to be entirely performed by the home owner. As some of these tasks require an experienced eye, we've divided the "to-do" list into homeowner tasks, and tasks for a roofing professional.

<MORE>

Homeowner's Guide to Metal Roof Care

What Homeowners should do:

Annually clean your roof!

1. Sweep off or pickup debris on roof.
2. Clean gutters, downspouts, & valleys.
3. Clear away overhanging or touching branches.
4. Inspect for trouble spots – sap, bird droppings, pooled dirt or water, mildew.
5. Stage 1 cleaning – plain water using hose or low-power power washer. Flood surfaces to rinse off loose dirt, use a rag, sponge or soft brush for stubborn dirt. Allow to dry.
6. Stage 2 cleaning – after roof is DRY (safe to walk on) – Check with your panel manufacturer for their cleaning instructions. Follow their directions carefully, so that you keep the beauty of your roof and do not void your warranty. Here are some general suggestions, but always consult your manufacturer first:
 - a. Never use abrasives on your roof. Start with the mildest approach first.
 - b. Try 1 cup Tide® to 5 gallons warm water. Always use soft cloth, sponge or a very soft car brush to clean. Always work from top to bottom on your roof. Rinse well with plain water.
 - c. For tougher spots (always test in a inconspicuous location first) try one cup of ammonia to 5 gallons of water. Use only to spot-clean. Rinse thoroughly with plain water.
 - d. Tough paint, sap or tar spots? Many quality roof finishes can handle solvent cleaners, but they differ according to paint type and manufacturer. Consult your manufacturer for the proper cleaning agent and method. They will have a solution for you that won't damage your roof or void your warranty.

What Roofers should do:

Every year, to eighteen months you should have a routine roof inspection by your installer to ensure your roof is completely weather-tight and in good condition. (Some warranties require this – you should check!) While it's likely no maintenance is needed, here are the things your roofer will look for:

1. Inspect all roof penetrations for possible leaks.
2. Inspect flashing around chimneys, dormers, and valleys to make sure they are tight and sealed.
3. Inspect panel joints and check for loose trim. Everything should be sealed and weather-tight.
4. Inspect closures or venting materials for proper integrity, and replace aging or failing materials.
5. If there are exposed fasteners or screws, inspect every screw for proper tightness and condition of neoprene washers. These can be adjusted or replaced as necessary.
6. Inspect for large scratches on panels. These can be touched up to prevent localized rust from forming or spreading.



Regular maintenance on your metal roof will extend the life of your roof, prolong it's new appearance, and minimize repair expenses. Follow these suggestions, and you will go far to preserve and protect your roofing investment!

© 2019 Metal Panels Inc. all rights reserved