

Homeowner Roof Maintenance Guide

A practical checklist for keeping your roof working longer — especially through snow, wind, ice, pine needles, moss, and seasonal storms.

Annual checklist

After-storm warning signs

Warranty-friendly habits

When to call a roofer



The simple rule

Small roof issues are usually cheaper to solve early. A missing shingle, cracked pipe boot, clogged valley, or moss buildup can turn into interior damage if it is ignored through another winter.

Safety first

Do not climb on your roof if you are not trained, properly equipped, and comfortable doing so. Many maintenance items can be checked safely from the ground, attic, or with help from a professional.

When should a roof be checked?

Once per year

Schedule a basic roof check at least annually. Spring or fall is ideal before heavy weather.

After severe weather

Check after wind, hail, falling limbs, heavy snow, or ice dam conditions.

After roof traffic

Inspect after satellite, solar, HVAC, chimney, skylight, or gutter work.



ROOF MAINTENANCE CHECKLIST

Start inside the home

Look for moisture clues

- Dark spots on ceilings or walls
- Water staining near chimneys, skylights, or bath fans
- Damp insulation, musty odors, or mold-like growth in the attic
- Stains around furnace or water-heater venting

Check ventilation basics

- Bathroom, kitchen, and dryer vents terminate outside — not into the attic
- Attic intake vents are not blocked by insulation
- Exhaust vents are clear and not covered by snow or debris
- Condensation is not being mistaken for a roof leak

Check the exterior from the ground

Roof surface

- Missing, loose, lifted, cracked, or creased shingles
- Curling, buckling, blistering, or heavy granule loss
- Moss, algae staining, or piles of pine needles/leaves
- Debris collecting in valleys or behind chimneys/skylights

Details and drainage

- Cracked pipe boots or worn sealant
- Loose/rusted flashing around chimneys, skylights, walls, or valleys
- Clogged, sagging, or leaking gutters
- Upper downspouts dumping directly onto lower shingles



PREVENTIVE MAINTENANCE

Preventive maintenance that helps roofs last

Keep water moving

Remove leaves, pine needles, and debris from gutters, valleys, and roof transitions so water can drain freely.

Trim problem branches

Branches can scrape shingles, drop debris, and give pests access. Keep them trimmed back where practical.

Minimize roof traffic

Walking on shingles can scuff granules and damage brittle or hot shingles. Limit access to trained people.

Treat moss carefully

Moss can lift shingles and hold moisture. Avoid pressure washing or harsh methods that damage the roof.

Document roof work

Keep photos and notes from every inspection, repair, moss treatment, gutter issue, roof penetration, skylight repair, or storm event. Good documentation helps with future troubleshooting, warranty questions, and insurance conversations.

After storms: quick homeowner check

- Look for shingles or shingle pieces on the ground
- Check gutters and downspouts for heavy granules
- Look for tree limbs, punctures, or displaced flashing

- Check ceilings and attic areas after heavy rain
- Take photos before temporary cleanup when safe
- Call before small damage becomes interior damage



WHEN TO CALL FOR HELP

Call a roofing professional if you notice:

- Active leaking or new ceiling stains
- Missing shingles after wind
- Cracked pipe boots or failing roof penetrations
- Loose metal flashing or exposed fasteners
- Soft decking, sagging areas, or signs of rot

- Heavy moss growth or debris buildup
- Granules collecting heavily in gutters
- Ice dam damage or repeated winter leak spots
- Damage after solar, satellite, chimney, or skylight work
- You are unsure whether repair, restoration, or replacement makes sense

Things to avoid

- ✗ Do not pressure wash asphalt shingles.
- ✗ Do not install satellite dishes, solar brackets, or other penetrations without proper flashing and documentation.
- ✗ Do not let upper downspouts discharge directly onto lower roof slopes.
- ✗ Do not rely on caulking alone as a permanent roof repair.
- ✗ Do not walk steep, wet, icy, snowy, brittle, or hot roofs without training and fall protection.

Maintenance notes

Date:	Roof accessed by:
_____	_____
Work completed / observations:	Photos saved where?
_____	_____
_____	Follow-up needed:
_____	_____

Need help deciding: restore, repair, or replace?

Remedy Roofworks helps homeowners across Spokane, Kootenai, and Bonner counties make practical roofing decisions.

(208) 551-5703

This guide is for general homeowner education and is not a warranty, inspection report, engineering opinion, or legal advice. Always follow the written warranty and installation requirements for your specific roofing products.