

Residential Power Washing

A Property Managers Guide to Roof Cleaning



If you have been in the property management field for more than a few years the odds are pretty good that you have dealt with roof cleaning issues. Roof cleaning can be very costly, cleaning up after the roof cleaners can also be very costly. Repairing the damage that roof cleaners create never gets figured into the initial estimate because you are not expecting damage but it happens more often than not but if you are aware of the potential destruction ahead of time you can prevent it from occurring, limiting the cost and headaches and that is what property management is all about.

There are many fungi that can settle on a roof that are both destructive to the roof and repulsive to look at. Moss, lichen, black algae (black mold), green mold/algae make up the bulk of matter and removal has become a necessity. Roofs need to be cleaned for a variety of reasons; to prevent destruction and early replacement, to control increased energy costs and to correct the devaluing of the property.

Asphalt shingle, cedar shake and tile roofs are the most commonly affected roofs, each is affected differently.

Asphalt roofs are destroyed more rapidly than the others, fungus can grow under shingles lifting them until they crack and fall off. The fungus tendrils or "roots" also dig through the reflective granules causing them to dislodge and fall off, this action results in the thinning of shingles taking years off the expected life of the shingle as they then curl and cup.



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Cedar roofs need to remain dry to last, when a cedar roof is covered with fungus, the fungus traps moisture in the wood which causes rotting, which invites wood feeding insects and that rapidly deteriorates the integrity of the wood.

Tile roofs are most commonly found in the south and although fungus can't destroy tile like it does asphalt or wood, tiles are destroyed by having the weight roof cleaners walking on the roof, tile are fragile especially after baking in the sun for years, the damage isn't apparent at first but as the cracks wash out with rain water they will become dislodged and fall off.

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