



Give your roof a summer check up



You may not think about it often, but your roof is one of the most important structures on your manufactured home. Snow, rain, leaves, debris, and other outdoor elements are all kept away with durable roofing. But, for a roof to last, it requires regular maintenance, repairs, and even replacement over time. Performing an annual inspection of your roof will help manufactured homeowners to avoid leaks and expensive damages. During the fall and winter, your manufactured home roof can take a beating. Take advantage of clear summer skies to get out a ladder and carefully assess your roof's condition.

Roofing Options

Not all manufactured home roofs are created equal. Homeowners should take the time to understand their particular roofing material, so they know which issues to look out for and select the correct repair products. There are three common manufactured home roof types.

- **Asphalt Shingles.** Shingles are not usually the most common or best option for manufactured homes because of the extra weight they bring and being prone to leaking. However, shingles are often affordable and come in a range of colors and styles. Individual shingles may need replacing or repair over time, and plastic cement is often used for this purpose.
- **Rubber or TPO Roofing.** Rubber roofing is not found on many new manufactured homes. A thin, flexible rubber sheet is used for this type of roof. It is affordable, heat resistant, and quickly installed. But this type of roofing is not always quality-made and long-lasting. For maintenance, it may need a special rubber roof coating applied regularly.

- **Metal Roofing.** Metal is often used for manufactured home roofs because it is lightweight, durable, and fairly affordable. This roofing is mold, mildew, fire, and rust resistant and can last years if cared for properly. On the other hand, metal roofs can be loud and echoey, especially in rain, and can dent easily, from hail damage for example. They also require cleaning from built up dirt and grime, and flat-pitched metal roofs require a sealant to prevent rust.

Roof Inspection Checklist

Following a roof inspection checklist will help you identify potential issues and address them quickly. Walk through your entire manufactured home and look at your ceilings to find anything that looks unusual. You'll also want to climb up on your roof to examine it for any damage.

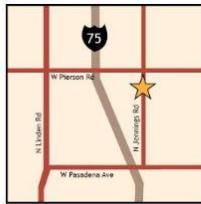
- **Interior Inspection**
 - Water damage and/or leaks
 - Ceiling stains, discoloration, or mold.
 - Rotting or damp spots
 - Bubbling or dripping down walls from accumulated water
- **Exterior Inspection**
 - Warped or soft decking
 - Missing or rusted screws
 - Damaged or missing shingles
 - Damaged rubber membrane seals
 - Algae or moss growing on roof
 - Cracks or breaks in flashing
 - Damage in eaves and soffits
 - Dirty or broken skylights
 - Roof blistering
 - Issues around vents
 - Peeling or leaks

Roof Maintenance & Repairs

After performing your inspection, make plans to hire a professional roof contractor to repair any major issues. There are some roof maintenance items you can DIY to save costs and prevent expensive damage. Keeping your roof clean is one of the most important steps. While inspecting your roof, clean all [skylights](#) and clear debris off your roof. You can power wash or spray wash your roof with a cleaning solution, blow leaves off, and clean out gutters to make sure rainwater is running off properly.

Any small roof cracks or weathering can be fixed with a [sealant or coating](#) to provide long-lasting protection. A quality sealant minimizes standing water and protects the surface of the roof. Coating your manufactured roof periodically can help prevent larger repairs or replacement in the future. If your roof is nearing the end of its shelf life and has frequent issues, you'll want to consider replacing the whole roof to save money in the long run. The experts at Capitol Supply and Service will be happy to advise you on the most suitable product for your roof.

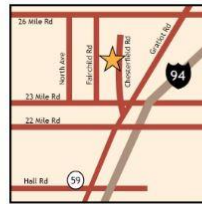
When you address roof problems early, you lower the chance of them becoming bigger and more expensive problems down the line. The cost for roof repairs or replacement may vary widely depending on the size of your home and the roofing material selected. However, with regular maintenance every summer, your roof should last your manufactured home for years, keeping your family safe and dry.



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