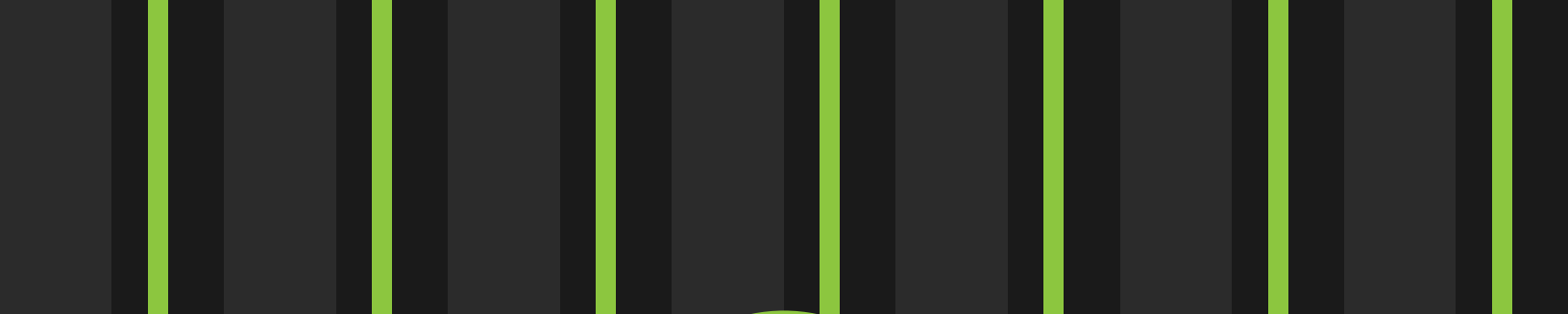




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METAL ROOF MAINTENANCE

Maintenance Guide — Inspection, Cleaning, Seasonal Care & Sealant Touch-Up

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Overview

Standing seam metal roofing is one of the lowest-maintenance roofing systems available. With basic annual care, your roof will perform flawlessly for 40–60 years (or 100+ years for copper). Here is everything you need to know.

Annual Inspection Checklist

Perform a visual inspection once per year, ideally in spring after the winter weather has passed. You do not need to walk on the roof — most items can be checked from the ground or a ladder at the eave.

Panel Condition

- Look for scratches, scuffs, or areas where the finish has worn
- Check for dents from fallen branches or hail
- Inspect panel edges for any lifting or separation
- Verify panels are sitting flat without oil-canning distortion

Flashing & Sealant

- Inspect all flashing at walls, chimneys, and penetrations
- Check pipe boot flashings for cracking or deterioration
- Look for sealant that has dried, cracked, or pulled away
- Verify valley flashing is secure and directing water properly

Seams & Fasteners

- Inspect standing seams for any separation or gaps
- Check that hidden clips are not visible or protruding
- Look for any exposed fasteners that may have backed out
- Verify ridge cap is seated properly with no gaps

Gutters & Drainage

- Clean gutters and downspouts of debris and leaves
- Check that water flows freely through the drainage system
- Inspect gutter hangers and brackets for looseness
- Verify downspouts are directing water away from the foundation

Seasonal Care

Spring

- Full annual inspection
- Clean gutters after winter
- Check for ice-dam damage
- Touch up any scratches

Fall

- Clear leaves from valleys
- Clean gutters before winter
- Check snow guard brackets
- Verify flashing before rain season

Summer

- Trim overhanging branches
- Check for bird nesting near vents
- Rinse panels if dusty
- Inspect sealant in heat

Winter

- Monitor snow load (rare issue)
- Check for ice dams at eaves
- Do NOT chip ice off panels
- Verify attic ventilation

Cleaning Your Metal Roof

Recommended Method

Most standing seam metal roofs self-clean with rain. In areas with heavy tree cover or low slope, occasional cleaning may be needed. Use a garden hose with moderate pressure — never a pressure washer, which can damage the finish and force water under seams.

For stubborn dirt, moss, or algae, mix a mild dish soap (non-abrasive, no bleach) with water and apply with a soft bristle brush or cloth. Rinse thoroughly. Work from the ridge down to avoid pushing water under panel laps.

For PVDF/Kynar finishes, the factory coating is highly resistant to dirt accumulation. A simple rinse once or twice a year is usually sufficient.

What to Avoid

- Pressure washers — can damage finish and force water under seams
- Abrasive cleaners, steel wool, or scouring pads
- Bleach or chlorine-based products on painted finishes
- Walking on panels unnecessarily — use proper roof-walking techniques if needed
- Metal tools or shovels for snow removal — use a roof rake from the ground
- Solvents or petroleum-based cleaners on factory finishes

Sealant & Touch-Up

Sealant Maintenance

Butyl tape sealant used during installation typically lasts 15–20 years. Check sealant at pipe boots, flashing transitions, and endwall/sidewall junctions during your annual inspection.

If sealant has dried, cracked, or pulled away, remove the old sealant completely and apply a new bead of high-quality butyl or silicone sealant rated for metal roofing. Do not layer new sealant over old.

Scratch & Chip Touch-Up

Minor scratches that expose bare metal should be touched up promptly to prevent rust. Use the manufacturer's touch-up paint matched to your panel colour.

Clean the area with isopropyl alcohol, apply a thin coat of touch-up paint with a small brush, and allow to dry. For Galvalume panels, a clear zinc-rich primer is recommended for bare metal exposure.

Maintenance Comparison

How does standing seam metal compare to other roofing materials when it comes to ongoing maintenance?

Task	Standing Seam	Asphalt Shingles	Cedar Shakes
Annual cleaning	Rinse with hose	Moss/algae treatment	Pressure wash + treat
Sealant check	Every 5–10 years	N/A (nailed)	N/A
Replacement frequency	40–60+ years	15–25 years	20–30 years
Storm damage repair	Rare — dent repair	Frequent — shingle replacement	Frequent — shake replacement
Moss/algae risk	Very low	High	Very high
Fire maintenance	None (non-combustible)	None	Annual fire retardant treatment
Painting/staining	Never (factory finish)	N/A	Every 3–5 years
Gutter cleaning	Standard	Frequent (granule buildup)	Frequent (debris)

Need Professional Help?

If you notice anything during your inspection that needs professional attention, give us a call. We can connect you with a registered contractor in your area.

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