

Colorado Roof Maintenance Checklist

A season-by-season guide for Front Range homeowners

Safety first: please stay off your roof. Every item on this list can be checked from the ground, from a window, or with a pair of binoculars. Steep pitches, ladders, snow and ice make roofs dangerous. If something looks wrong, call us and we will take a look.

FALL

Start here: September to November

- ☐ Clear leaves and pine needles from gutters and downspouts before the first snow, or schedule our gutter cleaning.
- ☐ Make sure downspouts carry water several feet away from the foundation.
- ☐ From the ground, scan with binoculars for missing, lifted or curled shingles before winter wind and snow arrive.
- ☐ Have branches that hang over or touch the roof trimmed back.
- ☐ Rake dry leaves and needles away from the house, deck and fences so wildfire embers have less to catch on.
- ☐ On a sunny day, look in the attic for daylight through the boards, damp insulation, or blocked vents.
- ☐ Note any ceiling stains now so you can spot new ones after the first storm.

WINTER

December to February

- ☐ After heavy snow, watch from the ground for thick icicles or ridges of ice along the roof edge. These are signs of ice dams.
- ☐ Never climb up to shovel snow or chip ice. If ice dams keep forming, call us.
- ☐ During freeze-thaw swings, check ceilings and upper walls for new water stains.
- ☐ Keep attic and soffit vents clear. Frost on attic nails or sheathing can point to a ventilation problem.
- ☐ After a strong wind event, walk the yard and look for shingles, flashing or other roof debris.
- ☐ Keep downspout outlets clear of ice and packed snow so meltwater can drain.

SPRING

March to May: hail season begins

- ☐ After any hail storm, check from the ground for dents on gutters, downspouts, vents and window screens.
- ☐ Look for shingle granules collecting at downspout outlets or on the ground below the eaves.
- ☐ Scan for shingles cracked or loosened by winter freeze-thaw cycles.
- ☐ Clear winter debris and seed pods from gutters, and make sure gutters are firmly attached and not sagging.
- ☐ Check the attic after snowmelt for damp spots, stains or musty smells.
- ☐ Trim back branches before summer storm season.

SUMMER

June to August: hail and storm season

- ☐ After every hail or thunderstorm, do a slow walk around the house with binoculars.
- ☐ Look for flashing that has pulled loose around chimneys, vents and skylights.
- ☐ On a hot afternoon, check the attic. Stuffy, trapped heat can mean ventilation needs attention.
- ☐ Keep gutters and roof edges clear of dry needles and leaves during wildfire season.
- ☐ Watch for moss, algae or dark streaks on shaded slopes.
- ☐ Book a free inspection before fall so any repairs are done before the snow flies.

How Blue Peaks Roofing can help

- Free roof inspections. Non-emergency inspections are typically scheduled within 48 hours.
- Roof repairs
- Gutter cleaning and gutter replacement
- Roof maintenance programs. Ask us about them.
- Emergency roofing during normal business hours

Call us if you notice

- An active leak or new ceiling stain
- Missing or lifted shingles after wind
- Dents on gutters or vents after hail
- Ice dams that keep coming back

Schedule your free roof inspection

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