



TECHNICAL BULLETIN

Proper Cleaning & Treatment of Asphalt / Fiberglass Roofing Materials

The Issue:

Black Streaking / Dark Staining that covers the roof surface typically on the Northern / North-Western exposures; unless various area(s) are shaded.

The Cause:

Microscopic bacterial spores that are typically carried by the wind, land on the roof and begin feeding off the embedded limestone. The limestone is used during production as a weight additive.

Typically, the staining or bacteria becomes noticeable between 8 – 12 years after installation.

The Potential Damages:

Many homeowners believe that the dark staining is purely cosmetic. That is completely false! As the bacteria feeds of the limestone, it gradually depletes the layer of granules that make up each shingle. As this happens, the roofing materials become less effective and ultimately result in premature shingle failure. If the bacteria is not properly treated and eradicated, you can lose 20% - 30% of useful life of the entire roofing system.

The Solution:

Most roofing manufacturers, including ARMA (Asphalt Roofing Manufacturers Association) recommend having your roof cleaned by a professional. Every year, thousands of homeowners turn this very serious situation into a weekend project and are seriously injured when attempting to perform maintenance on their roofs.

It is recommended that you have your roof cleaned by a professional that has been certified and is fully insured.

All certified roof cleaning professionals use a “non-pressure” system to clean and treat every roof surface. The use of a non-pressure system does not do any damage to the surface.

There are many products on the market that claim to remove the staining and bacteria. These products typically are ineffective or take a long period of time to work. The results are short and generally cause the re-growth to be more aggressive. When your roof is cleaned by a certified professional, the results are instant and last for many years.

*You want to avoid any contractors that use a high-pressure system to clean your roof. This type of system will not only cause extensive damage, but will also void any warranty that is currently held with the manufacturers.

This is not an issue or service to be taken lightly. Please give your full due diligence in research before making any decisions on the most important item on your home.