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ALGAE /MOSS ON ROOFS

An age old dilemma and what to do about it. Do you have ugly stains that run in streaks? Could this be algae?

This is Black algae know as *Gloeocapas magma*. It typically grows on the North side or shaded side of roofs as is the case with “Green Moss”, because it thrives on the elements that compose shingles such as limestone. Many new shingles contain algae killing ingredients such as copper granules, but that does not help your existing shingles.

The only way to improve the appearance of your roof is to kill the algae or moss and try to limit future growth. Apply an exterior cleaner that contains oxygenated bleach (not chlorine) or a roof cleaner such as Spray and Forget, Shingle renew or defy. Algae is stubborn and you'll likely have to reapply the cleaner yearly or twice a year.

Another strategy to help prevent future growth is to install copper or zinc strip flashing under the top course of shingles, leaving a couple of inches of the flashing exposed. The rain will wash tiny amounts of the metal flashing over the shingles below and poison the algae or moss.

Superior suggest you use a professional to do this and we also suggest you not “power wash the shingles as this may void any warranty and it will damage the shingles. Keep in mind that most shingle warranties do not cover damage caused by pressure washing.

Always consult your professional roofing expert.

The 2009 year looks to bring a lot of attention to the algae and moss issues so be prepared to spend funds to rid the association of the problem it cannot and should not be ignored.

Thanks
Superior Community Management