

# Is It Time For A New Roof?

## When You Need To Repair or Replace Exterior Elements Of Your Home

If you want to keep your home in tip-top shape (and avoid expensive problems down the road), you need to stay on top of home maintenance. And that includes your home's exterior.

### But what, exactly needs attention?

What on your home's exterior needs maintenance, repair, or full-on replacement—and, just as importantly, when?

A [recent article from realtor.com](#) outlined when and how often to repair or replace exterior elements of your home, including:

- **Gutters.** Gutters need regular maintenance to function properly and keep water runoff from causing damage. Plan to clean your gutters at least twice per year. If they're made from aluminum or galvanized steel (the most common gutter material), replace them after 20 years.
- **Windows.** Windows generally have a life-span of about two decades. However, if you notice any damage to the glass or frame (for example, cracks in the glass or mold on the frame), you'll want to replace them sooner.
- **Roof.** Depending on your roofing materials, your roof should last anywhere between 15 to 30 years (for standard asphalt shingles) or 50 to 75 years (metal roofing). But that's only if you take care of it! Make sure to keep your roof clear of any overhanging branches that could damage the roof or cause mold issues.

# Is Your Roof Sell ready?

Additionally, a new roof can be a powerful marketing tool when selling your home. A new roof saves buyers some worry. Purchasing a home is expensive. Buying a home that already has a new roof means it is likely they won't have to worry about the expense of re-roofing in their first year of home ownership. Now, also remember an old roof that may have leaks can also decrease the value of your home. In fact, in some states MUST be disclosed to buyers. If you are curious what your home is worth, getting your home re-roofed or need a contractor referral, connect with our team of local experienced REALTORS.

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