

## Trim and Accents

Wood and metal trim (including the wood fascia) are used on your home for both beauty and function. They finish and protect your roof edges, and may be used as railings and to accent your windows, doors, or decks. Surfaces should be well-sealed and painted at all times.



Accent

### Important Information

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- **Protect Wood Trim.** Prime all wood surfaces and inspect annually for signs of insect attack or rot. Annually treat wood that is in contact with the ground with an approved preservative.
- **Proper Roof Maintenance.** Proper roof maintenance is important for maintaining the life of your wood trim. Maintain flashings, proper roof drainage, and avoid excessive debris accumulation on the roof.
- **Metal Trim.** Exposed steel will rust. While galvanizing provides some protection, the zinc coating is a sacrificial layer with a limited lifetime. Repairs should be made using similar metals to avoid bi-metallic corrosion.
- **Protect from Water.** Water is the biggest danger to these components. Be sure to follow the maintenance requirements in the gutters and irrigation system sections.

Recommended Maintenance Tasks	Frequency
Check for chipping, peeling, or other signs of finish failure. Pay attention to gaps, separation of trim, and staining or rotting resulting from moisture intrusion. Replace trim that is damaged or rotting.	Annually
Examine to ensure that railings are secure.	Annually
Inspect for gaps and caulk where needed.	Annually
Check to ensure that the shutters and accents are secured to the side of the house.	Annually
Treat wood surfaces that come in contact with the ground with an approved preservative.	Annually
Prep and paint the surfaces as exposure and weathering indicate.	Every 2–3 years in the sun or every 4–5 years in the shade

### Effects of Deferred Maintenance

If the paint fails, water may gain access to the surfaces, resulting in damage and higher replacement costs.