ROOF MAINTENANCE

WHILE ROOF TILES ARE KNOWN FOR THEIR DURABILITY AND MINIMAL MAINTENANCE REQUIREMENTS, THERE ARE SOME THINGS TO CONSIDER WHEN CARING FOR YOUR ROOF. REGULAR MAINTENANCE OF YOUR ROOF WILL GO A LONG WAY TO PREVENTING ANY PROBLEMS.

THE COLOUR OF CONCRETE ROOF TILES

With exposure to UV, pollution and other environmental factors, your concrete roof tiles will change in appearance. Over time these factors will cause the colour coat of concrete roof tile to lose its sheen and mellow in appearance. While this process will occur over several years, colour loss of your concrete roof tiles should be expected. As the colour of terracotta roof tiles are baked into the surface through the firing process their colour will not fade.

EFFLORESCENCE

Occasionally, the natural salts within a concrete roof tile can migrate to the surface as a whitish, grey discolouration known as efflorescence. This is a temporary cosmetic phenomenon and does not affect the functional properties of the roof tile. Common to many concrete products, efflorescence should disappear naturally over time.

LICHEN AND MOSS

Lichen spores are normally present in the air and can settle and grow on most roofing materials. Moss grows only where there is sufficient build-up of dirt particles to support the growth of the plant. If there is a need to remove moss or lichen growth, Monier recommends the use of qualified professionals to carry out any necessary spraying to ensure the right materials are used and to avoid damage to your roof. Water tank downpipes need to be disconnected prior to roof cleaning and re-connected after 3-5 downpours of rain.

GUTTERS, DOWNPIPES AND VALLEYS

A common source of roof leaks is uncleared gutters, downpipes and valleys. All gutters, downpipes and valleys should be regularly inspected, cleaned and maintained. As a minimum, an annual check is recommended, but if your house is in a heavily treed area greater frequency of checks will be required. You may also wish to consider installing a leaf screen gutter protection product.

LEAKING ROOF

If your roof has a leak, it is always best to employ a qualified roofing professional to undertake the work of assessing and repairing your roof. Before accessing or walking on roofs, please read the 'Accessing and walking on roofs' section below.

REPLACING ROOF TILES

If your roof has damaged roof tiles it is always best to employ a qualified roofing professional to undertake the work of assessing and repairing your roof. Before accessing or walking on roofs, please read the 'Accessing and walking on roofs' section below.

RESPRAYING

It is a common misconception that respraying will improve the structural performance of your roof. This is simply not the case. Respraying your roof is purely aesthetic and will not repair or seal your roof. From a cost and roofing performance perspective, it may be better to consider re-roofing with a new tile roof rather than respraying. It may be more competitive than you think.

ACCESSING AND WALKING ON ROOFS

Monier recommends that a qualified roofing professional undertake the work of assessing and repairing your roof as walking and working on roofs can be dangerous. If it is absolutely necessary to walk on your roof, in addition to a fall prevention plan, the following fall prevention precautions should be taken; Wear shoes with soft flexible soles, ensure the weather conditions are favourable, ensure you have an observer on site at all times, use a safety harness where possible, take care when accessing the roof, if using a ladder ensure that it is tied off and on stable ground, avoid walking up the valleys, ensure you only walk on lower centre of the tile and distribute your weight as evenly as possible and finally thoroughly check all tiles touched before leaving the roof to ensure that they have not been disturbed.

Important note: For further Prevention of Falls from Height information it is recommended you contact Worksafe NZ or visit www.business.govt.nz/worksafe

FOR ANY ROOF MAINTENANCE RELATED QUESTIONS PLEASE CONTACT MONIER OR YOUR LOCAL MONIER ROOFING RESELLER
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