

# ROOF MAINTENANCE

While roof tiles are known for the 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 its 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. The most common method of removing lichen or moss growth is by high pressure water hosing or in some cases, a chemical solution designed for the purpose may be recommended. 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.



## 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, annual check is recommended, but if your house is in a heavily treed area greater frequency of checks will be required.



## 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. Walking on roofs can be dangerous.



## 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. Walking on roofs can be dangerous.



## 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. If you are only concerned about improving the look of your roof, then respray is an option however be aware, once sprayed, your roof will have to be regularly resprayed to maintain its appearance. 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 on roofs can be dangerous. If it is absolutely necessary to walk on your roof, the following 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 the front third 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.