

Clean & re-coat your roof

Ageing, mossy roof tiles are an ugly eyesore on many an otherwise well-maintained property and often have leaks due to individual tiles going “porous”. The good news is that manufactured roof tiles are usually manufactured from highly durable and robust materials which if correctly maintained will survive many decades. It is certainly true that older tiles were made long before the recent advancements in polymer and coating technology. However the good news is that modern coatings can be retro-applied to old tiles, achieving almost the same quality of finish as you would get from a new tile.

1. Clean the roof

Power wash the roof from the apex down, ideally using a rotary “turbo jet” nozzle on the presser washer. Ensure that all contaminants are removed including loose moss, lichens, carbon deposits and green mould. Before you commence washing, ensure that the gutter “down spouts” are blocked with chicken wire mesh to stop moss and mould debris from entering the storm water drains.



2. Carry out Repairs

Replace any cracked or slipped tiles. Ideally you should re-bed the ridge and hip tiles with a polymer modified mortar (just Kingfisher Pointing solution added to ordinary sand and cement!) so that there are no weak points in the renovated roof.



3. Sanitise (Biocide) the Roof

This is an extremely important phase in the renovation process because this will greatly reduce the possibility of moss or lichens re-growing under the new coating. The pressure washing process leaves the roof looking clean and usually a 100% better than before but the moss root systems and mould/lichen spores are still present in hundreds of microscopic crevices e.g. between tiles. Spraying the roof liberally with Kingfisher Biocidal wash ensures that the roof surface is sanitised and inert, ready for the first coat of Kolourseal roof coating.



4. Apply Roof Coating

Ideally you should apply the “Kolourseal” roof coating by airless spray machine at 2200psi as this tends to give the quickest application, best adhesion and most uniform finish. Having said that dozens of people have successfully painted by hand and achieved excellent results. It is vital that two coats are applied to achieve the required depth of colour and surface waterproofing.

