

ROOF CARE AND MAINTENANCE.

Maintenance of Gerard textured or smooth finish roofs is primarily a matter of preventing or removing unwanted algae, moss and lichen that may grow on the roof.

 **GERARD**
Roofing Designed to Endure

LOOKING AFTER YOUR GERARD ROOF

Keeping your roof clean

It is a condition of the material and product warranty for Gerard Roofs' products that the roof is kept free of organic growth by periodic cleaning with an appropriate agent.

Why would my roof need cleaning?

Organic growth like lichen and moss is a natural phenomenon that occurs on most permanent outdoor structures including your roof.

Its appearance and extent is dependent on local conditions and can even vary on different parts of the same roof. Temperature and humidity, the pitch and orientation of the roof and the location of nearby trees are all possible contributing factors.

Left unchecked, organic growth can cause damage to the surface coating of your roof and can create 'moisture traps' that cause corrosion.

Atmospheric pollutants

Atmospheric pollutants such as dirt from building sites, fertilisers from nearby farms and pollen also contaminate roofs. These are often mistaken for organic growth, particularly on new roofs.

Pollutants may rinse off in heavy rain - if they don't they should be washed off or they may remain and contribute nutrients for organic growth to accumulate on in future.

Recognising different types of growth

There are several organic nasties to look out for including mosses, algal growth (which may be apparent as either a green or black staining of the surface) and lichens (which can vary from light green through to bright orange, in a number of different shapes, dependent on species).

Treat unwanted growth with Gerard Roof Refresh

Remove any unwanted growth by spraying with Gerard Roof Refresh or another suitable chemical cleaner. You can do this yourself or contact a commercial contractor who specialises in this type of work. (Your Gerard Certified Roofer can put you in touch with someone reputable who can clean your roof cost effectively.)

Some organic growths will be killed immediately after spraying, and will disappear after a few rainfalls. Other types of growths, such as black algae and lichen, may take many rainfalls and as long as 6 months to be removed from the surface.

You will know the treatment is working if the organic growth changes colour. This may take from a few days to a few weeks. In some circumstances, like particularly heavy infestations, it may be necessary to re-apply the cleaning agent 1-2 months after the original application to ensure that all growth has been terminated.

Water blasting is generally not recommended for cleaning organic growth from Gerard tiles, but may be used to remove residual matter after the growth and its spores have been chemically treated. Care must be taken not to damage the surface coating.

Prevent growth before it happens

Treating the roof will not only kill any growth, but also the spores that lead to it. We suggest treating the roof every three to five years, however if you see growth occurring sooner, we recommend you treat the roof immediately.

It's best to chemically clean your roof before growths are seen, as a preventive measure. Spores may be present on the roof for up to two years before the appearance of any organic growth.

Don't accidentally taint your drinking water

If rainwater is collected from the roof for drinking, the water connection system should be disconnected from the tank before any chemical cleaning of the roof and before the installation of any new tiles.

The system should remain unconnected for at least three heavy rainfalls to ensure the removal of any residue. Alternatively the roof can be thoroughly hosed down with clean water before reconnection.

Special note about run-off to stormwater

The majority of local government bodies have prohibitions against chemicals being washed away in stormwater systems. Check with your local authority about prevailing requirements as to disposal/diversion of waste water before treating your roof.

USE ONLY APPROVED CLEANING PRODUCTS

	Smooth finish (any age) / Textured finish (under 5 years old)	Textured finish (over 5 years old)
Treatment	Gerard Roof Refresh or appropriate sanitising wash (known variously as Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds)	Gerard Roof Refresh, hypochlorite, bleach or other sanitising wash (known variously as Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds)
Application	Follow the manufacturer's recommendations on application rates, strengths and compatibility in all circumstances; most stringently in situations where rainwater is collected from the roof for drinking.	

NB: Hypochlorite based cleaners should never be used on Smooth Finish roofs, nor used on Textured roofs under 5 years old as it can affect the clear overglaze that is applied to the tiles during their manufacture.

Dealing with corrosion

Your Gerard roof is made of steel and, despite its protective coatings, may be subject to some form of corrosion during its lifespan. In the unlikely event this occurs, you should take steps to prevent any rust spots from developing into holes.

In most cases, where only a handful of tiles show signs of corrosion, it's usually straightforward to have these replaced, after identifying and mitigating the cause of the corrosion. (Your Gerard Certified Roofer can sort this out cost effectively.)

Corrosion could affect your warranty

Please note that rust left untreated and leading to failure of components may invalidate a warranty claim. The warranty provides for 50 years weather-tightness for your roof, not for the absence of corrosion nor that the roof remain maintenance-free.

Re-coating your Gerard roof

Your Gerard roof has been manufactured to last a long time. However, as with all coated roofing materials, its surface will need to be refurbished as part of its maintenance at some future point.

Signs that it's time to re-coat your roof

If your Gerard roof develops white corrosion deposits over the surface it's usually a sign that re-coating is now prudent – left to deteriorate this may lead to more difficult problems.

Gerard smooth finish roofs

If your roof has a smooth finish, re-coating is best undertaken by a roof-restoration contractor who can also carry out any necessary repairs at the same time. (Your Gerard Certified Roofer can put you in touch with the right people.)

If you do wish to take on re-coating your roof as a Do-It-Yourself project please contact Gerard Roofs for the most up to date advice on appropriate materials and procedures.

Gerard textured roofs

If you have a textured roof, Gerard Roofs recommends that re-coating is undertaken by a specialist contractor. These people have the expertise, access to the appropriate equipment and to coatings which are not available through normal retail outlets.

A specialist roof-restoration contractor can also carry out any repairs your roof may need. (Your Gerard Certified Roofer can put you in touch with the right company.)

Alterations to your Gerard roof

This section contains technical information for tasks beyond routine maintenance and should be referred to when making alterations to things that contact or impinge on the roof.

Your Gerard roof is a sophisticated system of interlocking steel tiles fixed to the framing of the house to form an integral part of the structure. As such it may only be installed by recognised and qualified tradespeople.

Gerard Roofs does not recommend roof alterations be undertaken by homeowners on a Do-It-Yourself basis. Work on your Gerard roof that is incorrectly carried out may void the warranty.

Alterations that affect your roof

When making alterations such as adding chimneys, skylights, or extensions to your home, it is important to ensure that the materials used are compatible with your Gerard roof.

Gerard Roofs' tiles are manufactured from Aluminium-Zinc coated steel and then post-coated with a protective and decorative coating system.

Dissimilar Metal Corrosion

When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect often occurs with water flowing over different metals.

This form of corrosion is commonly found:

- Where water is discharged from copper or brass systems over a galvanised or Aluminium-Zinc coated steel roof
- Where lead flashings are applied directly to Aluminium-Zinc coated steel products without proper isolation
- Where fasteners are incompatible with the roofing material

Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Aluminium-Zinc coated steel roof tiles.

Directing water-flow to minimise potential corrosion



GERARD ROOFS CARE AND MAINTENANCE

Walking on your Gerard roof

You should not walk on your roof unless it is absolutely necessary. If you do have occasion to, you should wear soft-soled shoes like 'trainers' to avoid damage to the roof's surface. Make sure you always place your weight over the battens (the lowest point of the tile, at the front edge).

If you have to walk on your roof, take your time. Take particular care on steep pitch roofs and, if at all possible, you should avoid walking on the roof when it's wet. Always take appropriate precautions to prevent falls when working at height.

If service/trade persons need to access the roof, let them know that it is a steel tile roof and, if need be, tell them where it's safest to walk. Most good tradespeople know how to walk over roofs but, for safety's sake, they should be informed as to what precautions are required.

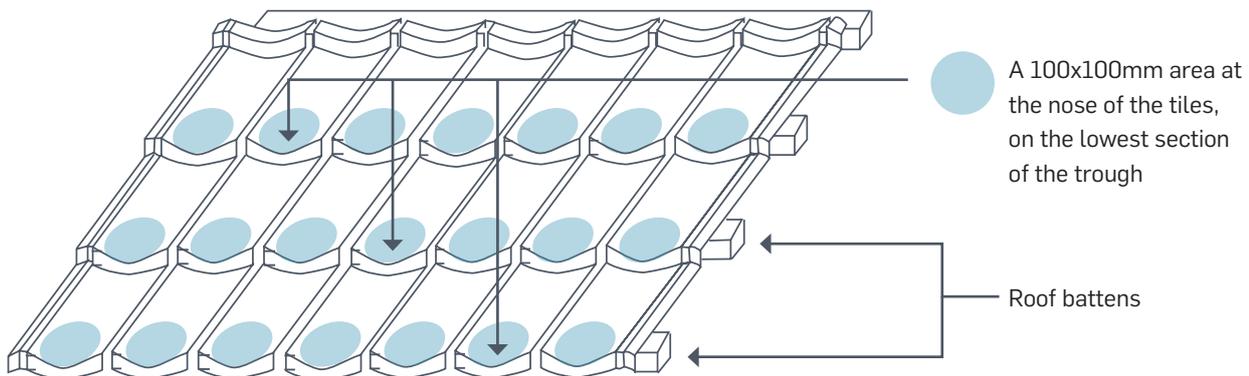
Working safely at heights

To stay safe when working on a roof, you need to ensure effective controls are in place to prevent people being harmed. To select the most effective controls, you must consider the following steps in sequence:

1. Eliminate the chances of a fall by doing as much of the preparation work as possible on the ground.
2. Isolate the worker from the risk of a fall by using scaffolds and edge protection to prevent the fall.
3. Only when these steps are not achievable should the risk be minimised by the use of a fall restraint or a fall protection system such as safety nets or airbags.

In some situations a combination of controls will be required to ensure safe work.

Where to stand



This document is produced in the interest of customer education and good customer relations. Gerard Roofs has endeavoured to provide the most technically correct and up to date advice possible but, subject to claims a person may have under New Zealand legislation, assumes no responsibility in relation to such information or advice. Alteration in the specification or instructions may occur from time to time.

Please contact Gerard Roofs for the most up to date technical advice available prior to using this information.