

# Care & Maintenance Guide

Roofs



Better looking, longer lasting protection



# Identification of problem roofs



**Conduct regular inspections to identify and repair common causes of leaks and damage to your roof and attic space**

## Mould Prone?

1. Do you live in the tropics?
2. Is your house surrounded by trees or dense bush?
3. Is part of your roof shaded for periods of the day?
4. Is your roof low sloping or shaped to create uneven patterns of wind flow?
5. Are there local sources of soot, dust, windblown dirt, industrial or automotive pollution or kitchen exhaust?

If you also have a white or light coloured roof and you answer YES to any of the above questions, your roof may be susceptible to algae or mould growth, or the collection of dust may simply be more apparent than on a darker coloured roof.

If you live south of the tropics, lichen commonly grows on roofs, even darker roofs and roofs with harder vitreous surfaces, like glazed terracotta tile.



### ALGAE

Are typically brown to greenish primitive organisms that can form a thin slimy layer on surfaces. They can grow on roofs when the local environment is moist, slow drying, shaded, nutrient rich, low sloped, slow draining or unevenly ventilated.



### MOULD

Is typically a coating or discoloration caused by various fungi that develop in a damp atmosphere on various types of nutrient rich surfaces.



### LICHEN

Is a composite organism consisting of a fungus and a photosynthetic partner growing together in a symbiotic relationship.

## What causes algae, mould and lichen growth on your roof

White or lighter coloured roofs are generally cooler than darker coloured roofs. This is one of the main reasons why people choose white or lighter coloured roofs in the first place.

Less heat in the roof can mean that dew condenses more readily on the roof and the roof stays damp for longer in the mornings, before the sun and wind is able to dry the roof.

These damper conditions can both encourage more dust to remain on the roof and provide a micro climate that is more suitable for algae, mould and lichen growth. Noses of tiles are a particularly common place for signs to appear because the nose-overhang tends to collect moisture that runs off the face of the tile and shades the area to slow down drying.

In addition, deposits of pollen, tree resins, possum, bird or bat droppings, etc. can add nutrients that further encourage algae, mould and lichen growth. Soot, dust, windblown dirt, industrial and automotive pollution and deposits from kitchen exhausts may also adhere to a membrane surface.

They will accumulate more readily where sections of the roof are shaded, have disrupted air flow (particularly in channels between ridges), remain damp for longer (again channels rather than ridges) or have underlying heat sinks (such as metal joists and beams).

## How to prevent algae, mould and lichen growth on your roof

**As with all maintenance, prevention is better than cure. Regular washing of a roof surface will help to remove materials that adhere to the roof and promote algae, mould and lichen growth.**

Choosing a pastel or darker colour may also help raise the temperature of the roof to promote faster drying, which discourages mould and algae growth, and help hide any minor discoloration.

Listed below are a few additional suggestions that may help improve the appearance of your WHITE heat reflective roof membrane and help reduce algae and mould growth:

1. Allow more sunlight hours to reach the roof by trimming back shady trees and surrounding foliage.
2. Avoid blowing leaf litter to minimise levels of dust and organic matter in the air.
3. Remove near-by nesting or roosting sites for possums, bats and birds (subject to council approval).
4. Ensure that gutters are kept clean and the roof drains quickly following rain.
5. Discourage mould growth with early intervention and consider use of proprietary cleaning agents such as Wet-And-Forget®.

## Using chemicals to control algae, mould and lichen growth

Some chemicals used to treat mould, such as bleach (dilute hypochlorite solutions) or sugar soap, may damage a membrane film. Other proprietary mould treatment products claim to kill algae and mould without the need for harsh chemicals or scrubbing action.

**We recommend regular low pressure cleaning with a soft broom and a low foaming, biodegradable, general purpose cleaning agent.**

High pressure washing may be required to remove lichen from glazed terracotta, concrete tiles or Colorbond®. Note: High pressure washing may also damage or remove any underlying coating.

**Be sure to disconnect any downpipes to rainwater tanks before you commence cleaning and rinse the roof thoroughly with potable water before reconnecting.**

You can obtain further advice about chemical and non-chemical treatments for cleaning roofs from your local AcraTex® Register Roof Applicator or Roofing Professional.

# Colour Durability

Dulux® Roof Membrane Next Generation has been formulated to withstand the harshest conditions under the Australian sun - and roofs really do provide the most extreme exposure conditions for coatings and pigments.

The *Dulux AcraTex*® manufacturing facilities, located in Adelaide, have achieved ISO 9001 and 14001 Quality and Environmental Management certification and the Roof Membrane products have been developed and rated for exterior exposure to meet or exceed the standards for colour durability set out in APAS 0280 - Australian Paint Approvals Scheme, Specification for High Quality Latex Paint - Exterior.

Colour change is a natural process that happens slowly over time and some fading is expected with weathering.

Chalking, or the breakdown of the acrylic binder under harsh sunlight to expose some of the coating pigments on the surface, is one reason why roof membranes can fade or lose their colour intensity over time.

Regular washing of a roof surface will help to remove chalkiness and other materials that can deposit on a roof and cause it to fade.



## CAUTION

*Dulux* does not recommend the addition of proprietary preservatives to Roof Membrane prior to application. To be effective, preservatives are 'consumed' as they kill algae and mould and therefore have a limited life span. It is not possible to predict what other effect the preservatives may have on the integrity of the film or whether the additional level of preservative will exceed regulatory thresholds requiring additional warnings or restrictions on use (such as collection of drinking water). Addition of other proprietary additives may void the *Dulux* Material Warranty. The most effective way to treat mould growth is a regular roof maintenance and cleaning program.

## REMEMBER

Algae, mould and lichen growth on roof surfaces is largely due to environmental factors, colour choice and the accumulation of dirt and pollution over time. A regular maintenance program to remove deposits that encourage these growths will help keep your roof looking exceptional for longer.

For further information go to: [acratex.com.au](http://acratex.com.au)  
Dulux Customer Service: 13 23 77

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