



Repair, Restore or
Replace my Roof?
What are my options?

Q. Why was this eBook produced?

- A.** This document has been produced to provide you with more than enough information to work out...
- A) if you do in fact have a potential problem with your roof (regardless of whether it is metal, tile or asbestos), and
 - B) precisely what you should do about it if you do.

Q. Who is it for?

- A.** It has been designed for you as a homeowner who may be worried about how well your roof is standing up to the pressures of time, the elements and general wear and tear. Written in plain English, it will explore all of your options.

Q. What will you get out of it?

- A.** This eBook will ensure you take the best **“next step”** if there is an issue. It may offer you peace of mind if the problem turns out to be a minor one. Alternatively, it could save you a small fortune if what you thought was minor ends up needing urgent attention.

Produced as a special consumer service by

<i>INTRODUCTION</i> (Is there a problem with your roof?)	4
SECTION 1: METAL ROOFS	5
- Nails or Screws Missing	6
- Peeling Paint	7
- Pitted Rust	8
- Rotten Roof Timbers	9
- Damp Patches in Ceiling	10
- Faded Colour	11
SECTION 2: TILED ROOFS	12
- Broken or Chipped Tiles	13
- Cement Bedding Falling Out	14
- Loose Ridge Caps	15
- Faded Paint on Tiles	16
- Leaking Valleys	17
- Drip Spot Leaks in Ceiling	18
SECTION 3: ASBESTOS ROOFS	19
- Asbestos Exposure	
<i>CONCLUSION</i> (Is it better to repair, restore or replace? A roof?)	20
<i>YOUR NEXT STEP</i>	21

First things first, is there a problem with your roof?

The fact that you have downloaded this resource indicates one of two things.

That you are either buying or selling a property and require confirmation that everything is as it should be.

Or that you have a concern about your existing roof.

This might range from the fact that your roof is fading or peeling and losing its street appeal, right up to leaks, broken tiles and loose metal sheets.

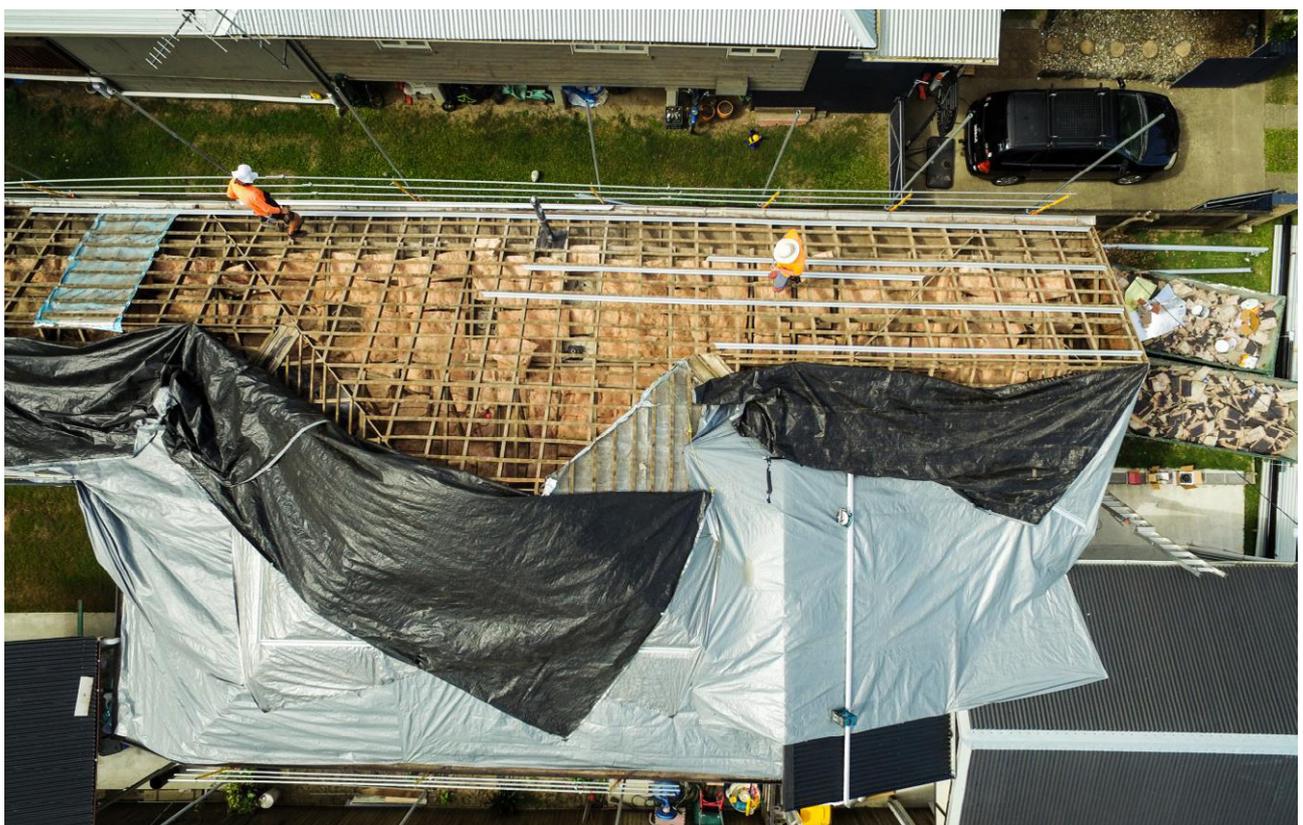
Or even worse.

And they are just some of the things you can actually see; there may well be other problems behind the scenes, out of sight (but hopefully not out of mind).

With that in mind, it is strongly suggested that you get a reputable roofing company to carry out a detailed inspection.

They will take a good long look at your roof from top to bottom and supply you with a detailed Assessment Report that could list some of the issues list in this eBook.

To make it easier for you to pinpoint potential problem areas with your roof, we have broken this fact-packed resource down into 3 sections...one on **Metal Roofs**, one on **Tiled Roofs** and a third section on **Asbestos Roofs**.

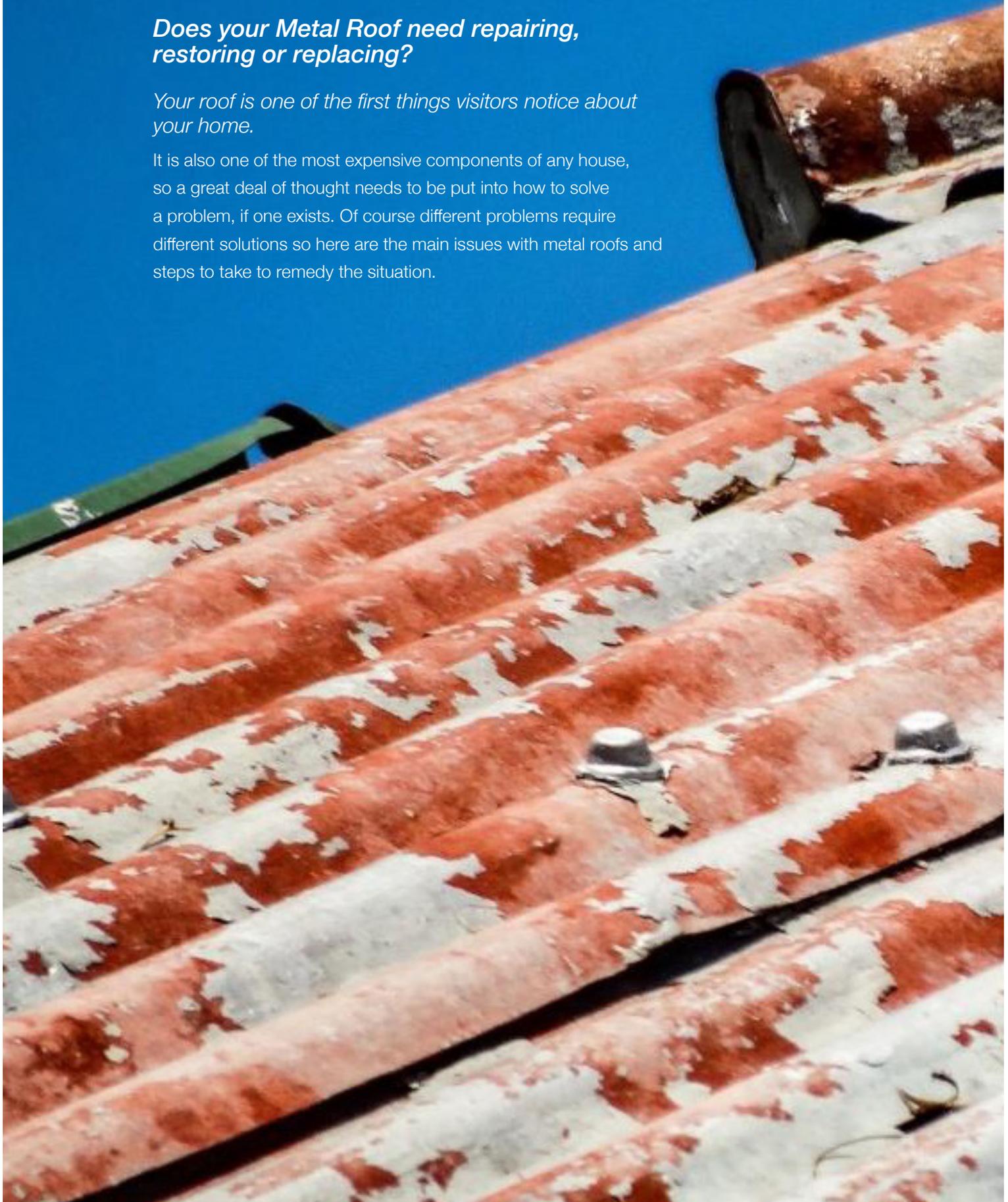


SECTION 1: Metal Roofs

Does your Metal Roof need repairing, restoring or replacing?

Your roof is one of the first things visitors notice about your home.

It is also one of the most expensive components of any house, so a great deal of thought needs to be put into how to solve a problem, if one exists. Of course different problems require different solutions so here are the main issues with metal roofs and steps to take to remedy the situation.





Nails or Screws Missing

Problem:

Unfortunately, being made of metal and exposed to the elements, lead-head nails rust and can lose their heads.

Metal screws rarely fail, however if they were not set properly, or overdriven, or were cheap and nasty to begin with, they can break off.

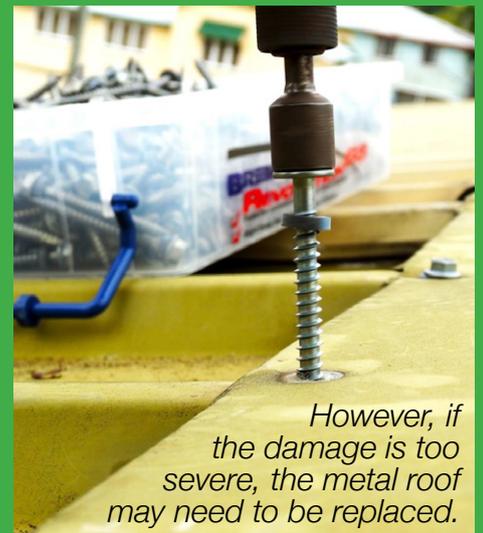
When this happens, water can dam in the indents and get in.

This ingress can then lead to:

- Water damage to batons,
- Warped structural timbers and
- Damaged ceilings.

Solution:

If this issue is caught early and there is no pitted rust, the old lead-heads can be taken out and the roof re-screwed...**and repaired.**



However, if the damage is too severe, the metal roof may need to be replaced.



Peeling Paint (no pitted rust)

Problem:

Even if the preparation was done properly and the painting was first class, all paints will begin to lose their grip after 3 or 4 decades. Heritage Red paint is particularly susceptible to peeling.

Once it starts to lift, rain and even morning dew get under the paint and onto the exposed, untreated metal surface. This can lead to pitted rust.



Solution:

If pitted rust hasn't yet formed, the roof can be repainted...and restored.

The peeling paint will of course need to be correctly removed with an industrial strength high pressure cleaner, and a primer applied before repainting for a long-lasting result.



Pitted Rust

Problem:

Pitted rust is more than surface rust, it is deep holes etched all the way through sheets of metal.

It can occur following extended periods with little maintenance, particularly if there is a lot of tree cover and the roof is in the shade for much of the day.

Pitted rust is also highly prevalent in coastal areas.



Solution:

There are rare cases in which the pitted rust has been confined to one section, in which case it may be able to be repaired.

Unfortunately, in the majority of cases, it's right across the roof as capillary action draws moisture into the overlaps at the sheet joints.

If your roof has pitted rust, sorry but it may need to be...**replaced.**





Rotten Roof Timbers

Problem:

Water has seeped through the roof into the framework and slowly but surely damaged the woodwork.

If you can see signs of rotting timber on the gables or exposed areas, it is usually an indication of trouble above.



Solution:

Sadly, hardwood timber doesn't rot over one or two years. It is likely to have been an issue for a long time and will definitely need to be... **replaced.**



Damp Patches in Ceiling

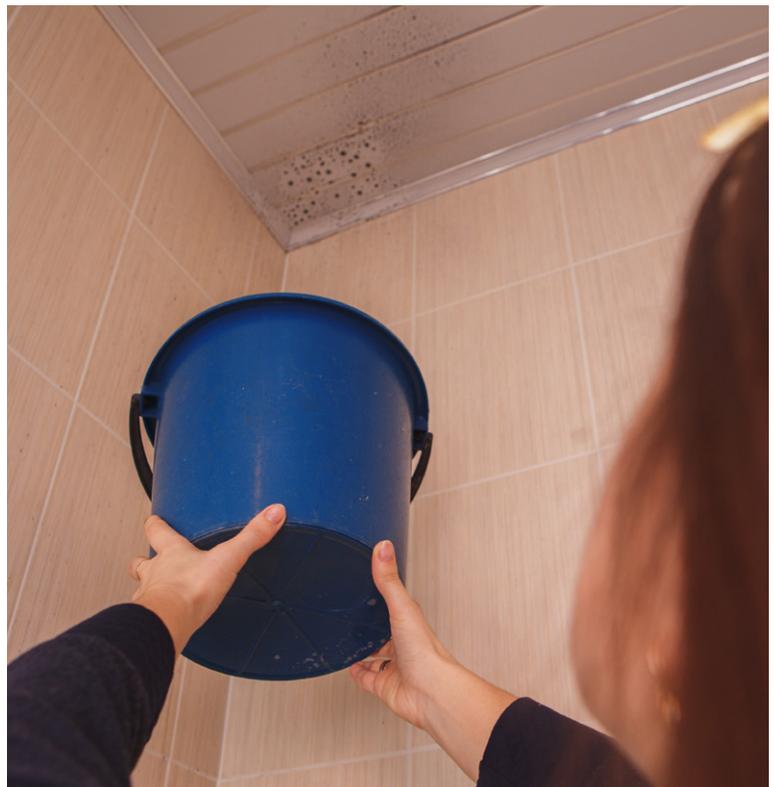
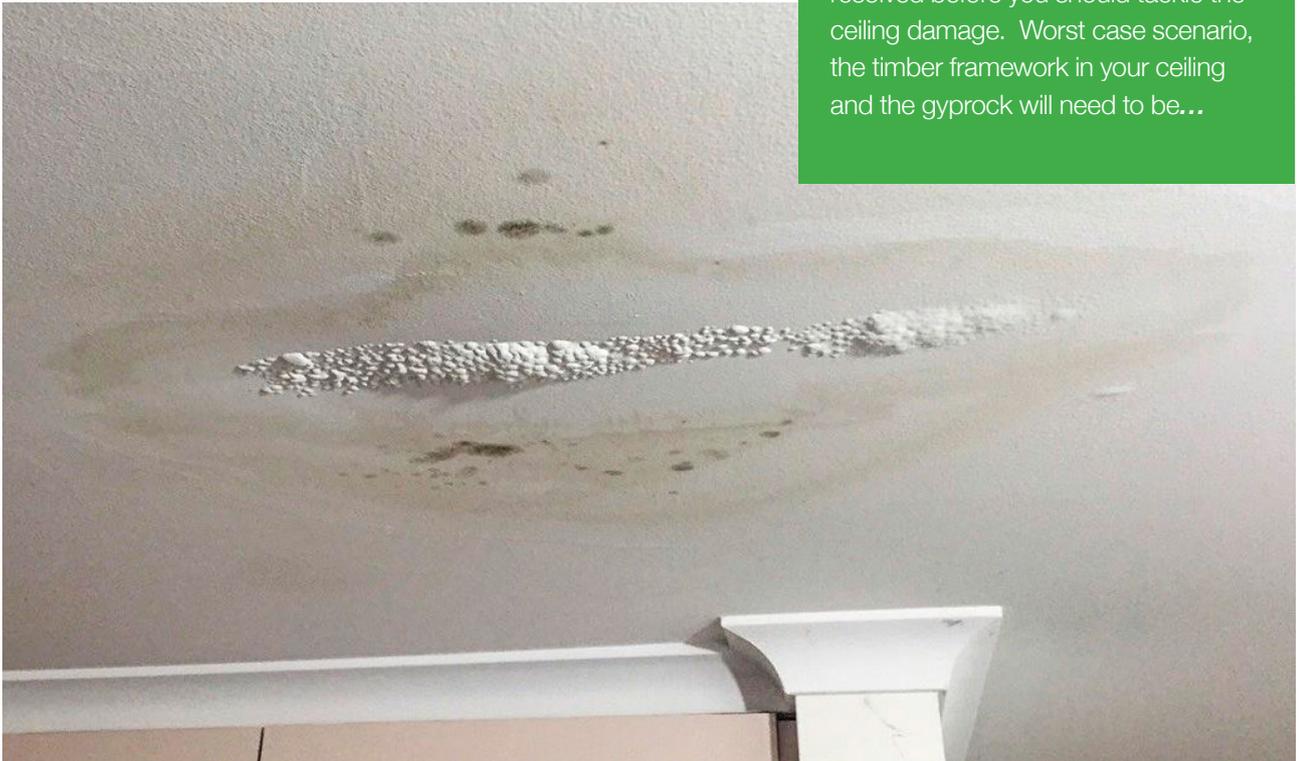
Problem:

This is usually the first visible indicator of a water leak.

Left unchecked, it will compromise the integrity of the ceiling and at best lead to mould and mildew. At worst, it can cause the ceiling to physically fail.

Solution:

If addressed early, this can often be a **repair**...a full assessment will be required to work out how bad the problem REALLY is of course. There is obviously water coming from above. The roofing issue will need to be resolved before you should tackle the ceiling damage. Worst case scenario, the timber framework in your ceiling and the gyprock will need to be...



Faded Colour

Problem:

The roof paint has oxidised and become all powdery.

Regardless of whether it is a Colorbond roof, or one that has been previously restored or re-painted, paint finishes DO have a lifespan (typically only guaranteed for 10 years)



Solution:

While not necessarily a structural problem, it could be an early sign that the roof needs some TLC.

Based on the 'stitch in time' principle, it is better to act NOW to have it repainted... and...**repaired.**



SECTION 2: Tiled Roofs

Does your Tiled Roof need repairing, restoring or replacing?

Tiled Roofs are traditionally more expensive than Metal Roofs.

Because of this, the question as to how to deal with issues becomes even more relevant.

Be they Terracotta or Concrete (Cement) tiles, they have a different set of problems compared to metal roofing, so let's look at each of these individually.



Broken or Chipped Tiles

Problem:

This affects Concrete tiles more often than the more expensive Terracotta, as a result of the binding concrete in the tiles breaking down after 10 years, along with the clear coat and oxidising paint.

However, Terracotta tiles can also be damaged by falling branches and flying debris during fierce storms. As a result, water can be leaking into your ceiling.



Solution:

Individual tiles can be **replaced**, however the older they are, the harder it may be to find an exact colour match.

If the water has damaged the timber in the ceilings, they may need to also be **replaced**.



Cement Bedding Falling Out

Problem:

The mortar bedding (also called pointing) that is gluing the ridge caps down to the tiles is breaking apart from movement or age.

This can let the wind and rain in, through holes and cracks.

Solution:

ALL of the cement bedding will need to be **replaced** as soon as possible, because if some is aging, it is all aging.



Loose Ridge Caps

Problem:

Similar to the cement bedding issue (above), loose ridge caps can be a sign of age or poor building techniques.

As well as water ingress, the bigger problem is that Ridge Caps can weigh around 2kg and 100pph winds can turn them into dangerous missiles.

Solution:

All of the ridge capping will need to be replaced as quickly as possible to prevent water from entering the roof and damage to life and limb.





Faded Paint on Tiles

Problem:

Original or after-market paint finishes have life expectancy. Over 10-15 years, these coatings start to be broken down by the elements.

As well as aesthetics, faded tiles may be indicative of hidden wear and tear, as it is apparent that the tiles are in need of TLC.

Solution:

Provided that everything else is in order, the tiles themselves can be repainted and **restored**... however preventative maintenance is always more effective than an **URGENT REPAIR!**



Leaking Valleys

Problem:

Your roof's valley gutters – where two different angles of roof meet – are designed to direct the flow of water off the roof.

If the gutters become blocked by slipping tiles or leaves, the water can pool...leading to potential leaks.



Solution:

At this early stage, it's definitely a **restoration** job.

Any roofing company worth their salt will clean the valley, install "Valley Seal" bitumen-impregnated sticky foam to stop the tiles sliding and block the valley...so there's no more leaks.





Drip Spot Leaks in Ceiling

Problem:

If you're noticing water stains in the ceiling in several areas, it could be one of two issues:

- Broken tiles and/or
- Aging Storm Retention clips.

In the case of Storm Retention clips, these little fittings sit on the underside of the tile in the water course. Rubble builds up in them over the years and sends water side ways out of the water course into the roof.

Solution:

No two ways about it, the broken tiles need replacing **ASAP**.

Also if your home was built between 1970 and 1990, the storm clips will need to be changed to a new style that does not invade the water course. This is a major restoration job.

NB. If you restore early it will stop tiles breaking down and rubble from clogging up the storm clips.

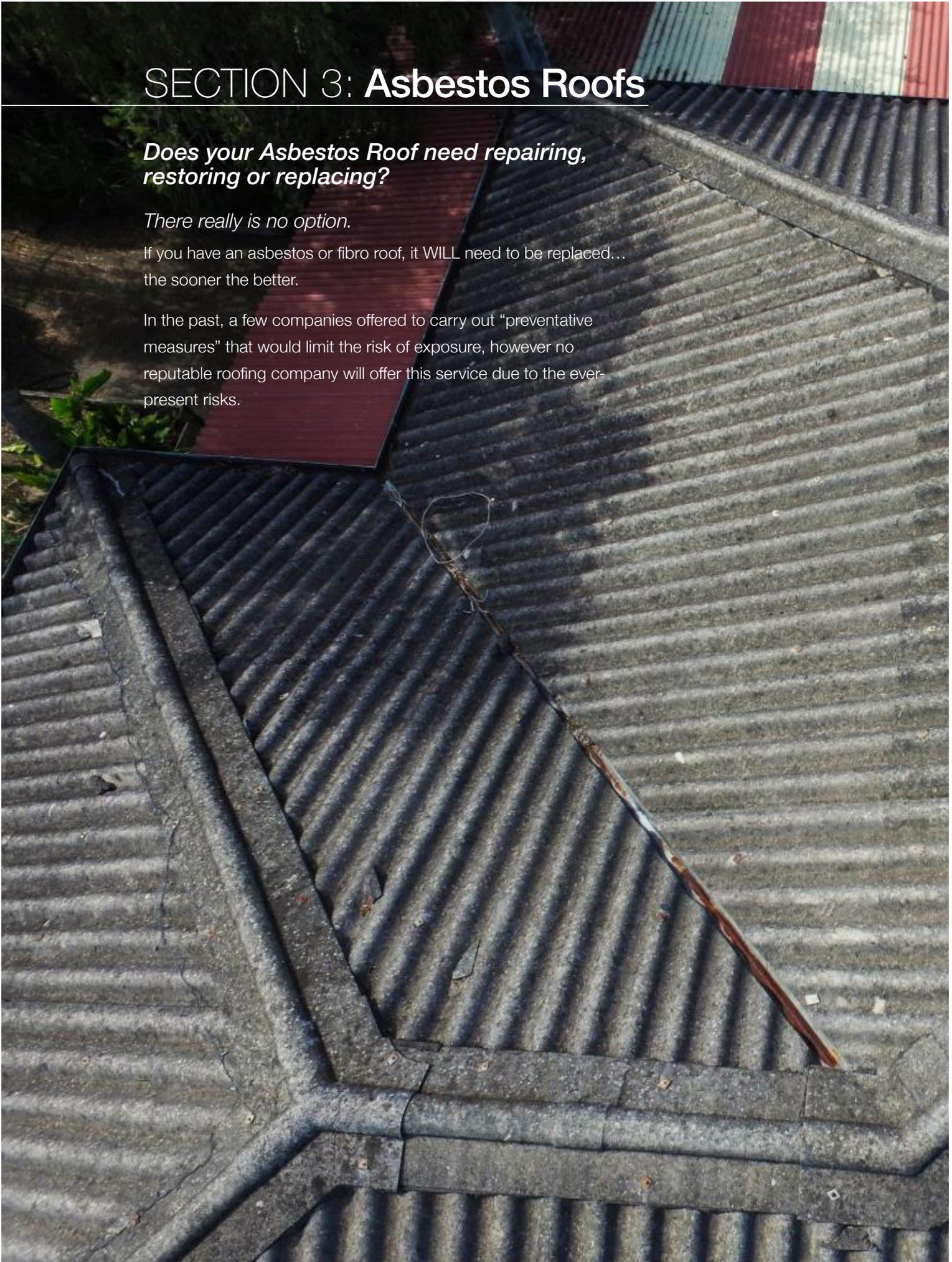
SECTION 3: Asbestos Roofs

Does your Asbestos Roof need repairing, restoring or replacing?

There really is no option.

If you have an asbestos or fibro roof, it WILL need to be replaced... the sooner the better.

In the past, a few companies offered to carry out “preventative measures” that would limit the risk of exposure, however no reputable roofing company will offer this service due to the ever-present risks.





Asbestos exposure

Problem:

Asbestos fibres can be released into the air and be breathed in by the occupants of the home.

It is extremely toxic and can cause serious and life-threatening illnesses such as lung cancer, Mesothelioma and Asbestosis.

Solution:

Immediate removal by a licenced (A-Class) asbestos removalist, followed by replacement with a brand new, super-safe Colorbond or Tiled Roof.



Is it better to repair, restore or replace a roof?

Regardless of whether you have a metal or tiled roof – or whether it's in need of repairs, restoration or replacement – you should look at any money you spend on it not as an expense, but as an investment.

And not just as a financial investment either; everything that you hold dear, everything that is important to you, is under that roof.

Repair is usually an option – unless the damage is too far gone – however you should consider the bigger picture.

The last thing you want is to throw good money after bad, by making do with a quick fix.

Although obviously more expensive, restoring and replacing can be a much better option, especially in the long term, adding thousands of dollars to the value of your property.

First impressions really count, and when prospective buyers see a beautiful roof, they will be very impressed.



Not only that, but a “new” roof can also reduce energy costs and long-term maintenance costs.

Then of course, there's the peace of mind that comes with knowing that when it rains you'll be sleeping peacefully...not lying awake dreading what's going on – or coming off – up there.

YOUR NEXT STEP: a full roof assessment by a licenced Roof Restoration company.

Are you aware of the condition of your roof?

If not, you should call in an expert, such as My Home Improvements.

For a nominal fee – fully refundable if you commission us to repair, restore or replace your roof – we will provide you with a comprehensive **33-Point Roof Inspection** complete with a **Detailed Report** on its genuine condition.

During the roof assessment one of our highly experienced Senior Estimators will check every square metre of your roof from the downpipes and gutters right up to the ridge caps

We'll also take numerous photos of your roof while we're up there so we can show you exactly what we've found, and how it will affect your roof.

It's all totally obligation free. Furthermore, if you decide to go with My Home Improvements, you'll enjoy a full **10-year Workmanship Guarantee**, plus between 10 and 12 years on the products.

This gives you total confidence that it will be a job well done and rest assured, after more than 20 years in the business, we definitely WILL be around to honour those guarantees.

That's because My Home Improvements are much more than your typical roofers.

We are fully QBCC Licenced and long-standing members of the Housing Industry Association (HIA) which means that we have a deeper understanding of ALL structural issues, from your roof right down to your deck.

For more information or advice – or to book your Roof Assessment – call 07 3808 0700 and speak to one of our friendly, ever-helpful consultants.



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