Do Concrete Roof Tiles and Ridges need to be sealed?

Over the last 10 years, I have seen a dramatic increase in the number of companies offering to seal, coat and paint roof tiles, ridges, hips and valleys. These guys are all over the place because it is a very profitable business, because their mark-up is huge, the material and labor costs are minimal, and they charge more than doing it according to the manufacturers specifications.

These companies often have huge marketing budgets and mislead the clients into thinking that they must seal the roof to ‘waterproof’ it.

Lets Dispel a Myth.

One sales technique often used by salesmen is that old tiles and ridges will become porous and water will seep through them and into the property.

This doesn’t happen at all. Old concrete tiles will keep rainwater out of the house, regardless of whether they have a waterproofing sealant on the surface or not. Because concrete tiles are laid on a pitched roof, even a porous material like concrete won’t leak. Gravity pulls the water not into the roof but down onto the tile beneath, and all the tiles overlap each other.

Roof sealants also tend to wear off after a few years, and require regular maintenance. (every 12 -24 months) The membrane used in conjunction with the sealant, was not designed to be used on irregular shaped objects, and most of the time the membrane makes the original problem worse, as the water seeps through the membrane, leading to water ingress. By sealing the tiles, ridges and valleys, you do not address the underlying cause of the problem.....you just try and cover up the problem. This system of “waterproofing” your roof looks terrible, and de-values your home. A roof repair carried out according to the manufacturers specifications, will last 10 -15 years.
Above are examples of incorrect sealing /‘waterproofing’ of tiles, ridges and valleys. If done correctly tiles, ridges and valleys, never need to be sealed. Below is an example of a repair carried out according to the Manufacturers Specifications. If tiles were meant to be sealed, Marley, Coverland and the Concrete Manufacturers Association would specify that this be carried out. You decide which looks better, and which one adds value to your Home.

Please contact us for a Professional roof assessment and long term roofing solution.

Thanks

Scott Peché