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9 Signs You Need a Roof Restoration

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Your roof offers you shelter from the elements and is exposed to rain, hail and harsh sunlight 24-hours of the day. While natural weathering is a normal part of your roof's ageing process, there are some clear signs when it's time to restore your roof to protect its surface and stop future damage from occurring to your home. If your roof is looking tired or damaged, how do you know if your roof is ready for a roof restoration?

Here are the top 9 signs your roof needs restoring.

1. Cracked roof tiles

Cracked or loose roof tiles can indicate that the tiled surface has been damaged or weakened from weather exposure, roof age, build-up of dirt and debris, lichen, or even small animals like possums or pests accessing our roof and causing damage. Once tiles are cracked, they can create holes on the surface of your roof, making it susceptible to water and other substances entering your home. Water damage can cause other issues like mould, rot and internal leaking to occur which over time can worsen and affect your home's structure and become more costly concerns.



2. Internal or ceiling leaks

Noticed dark spots on your ceiling, bubbling or bulging? These are all signs of internal leaks and are one of the most common issues discovered in old or damaged roofs. Wet patches on your ceiling, dark stains, paint bubbling and even small puddles on your floor are all indicators of internal leaks occurring. Water entering your home from cracks in your roof can be absorbed into wooden beams and wall surfaces and affect plaster, insulation, wallpaper and your home's structural integrity.

Internal leaks can be caused by a range of problems including roof vent damage, holes in your roof's surface or missing roof tiles and valley irons. Internal leaks located in your ceiling cavity can be positioned close to electrical wiring, so it's best to consult a professional if you discover any of these warning signs to avoid a potentially dangerous situation.

3. Roof colour fading

Your roof's colour is a good indicator of its age and condition. Colour fading can be a sign that the protective coating on your roof has deteriorated over time, leaving it weakened and open to damage. Colour change can also be caused by build-up of dirt on your roof's surface. Regularly pressure cleaning your roof can reduce colour fading impact, however once your roof's colour has started to fade it can be a good time to consider assessing its condition before more serious damage occurs.

Colour fading can also affect the appearance of your home and in turn your home's value and street appeal. Restoring your roof provides an opportunity to give your home a completely new look and choose a fresh new paint colour to complement your home's exterior. A roof restoration can return your roof to like-new condition, protect your home and rejuvenate its appearance.





4. Water damage

Water damage is one of the most common signs that your roof needs restoring. Damaged roof surfaces like cracked or missing tiles, or rust and corrosion on metal roofs, can cause weak spots and create holes that allow water to seep into your home's structure. Water damage will degrade materials over time and can be common in older roofs. Once water damage is discovered, it's important to act immediately to stop further leaks from occurring and prevent problems from worsening that could affect your home's internal structure. If caught quickly, your roof can be restored and returned to like-new condition before further damage sets in.



5. The age of your roof

The average lifespan of your roof will vary depending on whether it's tiled or metal, however most roofs are designed to last from around 20-50 years. The lifespan of a metal roof depends on the type of metal it's made of. Aluminium roofs are likely to have a shorter lifespan, while Zinalume® or Colorbond® metal roofs include additional protective layers that offer more durable and long-lasting finishes.

Over time, exposure to the elements and build-up of algae, mould and lichen can deteriorate tiled and metal roof surfaces, allowing holes and other damage to form. Water and debris are then able to infiltrate your roof which can cause more serious structural damage to your home. Signs of water damage include expanding walls, blistering paint surfaces and bubbling wallpaper. If you live in an older-style home and have noticed signs of roof deterioration, a roof restoration will help to stop further damage and the need for more expensive repairs down the track.

6. Missing roof tiles

While it's simple to replace a few missing tiles, if you notice misplaced tiles, it's a good idea to look a little deeper. Depending on how long tiles have been missing, there could be damage beneath their surface. It's best to have this inspected, assessed and repaired by a professional to ensure your roof remains watertight, sealed, and safeguarded from future problems.

Roof tiles can have mould and algae growing on them, so it's important to not only replace missing tiles but treat them with a mould and algae remover, before priming, sealing and applying a protective roof membrane, providing a fresh paint finish. If you spot missing tiles on your roof, this could indicate that there are other loose tiles or problems such as cracked mortar or broken ridge capping – all signs of age and wear that can be resolved with a roof restoration.



7. Corrosion or rust

Corrosion or rust is formed when a metal roof is exposed to moisture, and a reaction occurs as a result of oxidation. Older roofs are particularly vulnerable to rust developing as their protective surfaces have been eroded over time. While many newer roofs now have corrosion reducing layers added, they can still be susceptible to rust damage, depending on their location and material.

Homes built near salt water require extra roof protection to avoid rust forming, which is common in coastal areas. Small amounts of rust can be removed with a stiff metal brush, however it's best to have a professional assess any rust damage on your roof, as they will be equipped with special power tools designed specifically to clean metal roofs and remove rust before it takes hold.



8. Broken flashing, ridge capping or valley irons

Damaged roof flashing, ridge capping or valley irons can be a major cause of roof leaks. Flashing is the strip of metal that provides a seal between roof joints, usually around areas like chimneys, eaves and skylights. Ridge capping is a type of flashing that joins two roof surfaces, while a valley iron is the section of metal positioned under tiled surfaces that allows water to be drained into gutters.

When a flashing is damaged, it can enable water to enter in and under your roof's surface where it can be absorbed and lead to internal leaks. Missing flashing, or a flashing that has been partially dislodged, can cause water leakage if it's not correctly adhered to your roof. Loose flashing can be further damaged or blown away in storms, when exposed to extreme weather.

As part of the roof restoration process, flashing is repaired or replaced to provide protection around roof joints and a watertight roof surface.

9. Sagging roofs

Sagging roofs can be caused by a range of different issues, from the structure of your roof to damage from the elements. It's best for a professional to inspect and assess a sagging roof to explore the true cause of any issues and provide a comprehensive solution to resolve the problem. Depending on what's causing the damage, sagging roofs can be repaired and restored to bring them back to life and ensure your roof is in peak condition.



Why do I need a roof restoration?

Restoring your roof can be a simple and cost-effective way to provide your home with protection, extend the longevity of your roof, repair any damage, stop leaks and prevent structural issues from occurring to your home. Roof restorations are a fraction of the cost of installing a brand-new roof and will refresh, transform and add value to your home.

Get a better-looking and longer-lasting protection when you restore your roof with the a *Dulux Acratex* roof membrane system..

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