



# ROOF CLEANING GUIDE

YOUR QUESTIONS ANSWERED!

[www.awc.cleaning](http://www.awc.cleaning)

**Softwash Clean:** Softwash roof cleaning involves the use of chemicals to kill moss, lichen, bacteria and algae. We use a softwash chemical to treat the roof, this chemical mix reacts instantly with the roof and will start leaning the roof immediately. Over a matter of months, the roof gets cleaner as the rain washes the last bits of moss from the roof. This type of cleaning works particularly well on porous surfaces. We recommend softwashing over pressure washing over 90% of the time.



**Surface scraping:** Part of the softwashing method requires that we remove the bulk of the moss from the roof. We will access the roof ladders, telescopic poles, rope access kits in order to safely access the roof safely and scrape the roof clear. Not all areas need preparation.

**Pressure washing:** Pressure washing a roof has recently been a subject of bad press, mainly due to a small minority of rouge traders cleaning without the proper precautions. When we pressure wash a roof, we will always spray from the top down and adjust the settings on the pressure washer to clean roof tiles safely. This type of cleaning works well with non-porous and porous surfaces and will have an immediate effect, but requires lots of clean up We also treat the roof with an algaecide after to prevent the quick regrowth of moss.

**Gutters:** All gutters and downpipes will be cleaned after the scraping process is complete.

**Effects on lead:** The chemical we use may sometimes turn the lead work brown, this is an oxidation and does not cause long lasting damage to the lead. We prevent this by making sure these areas are wet when spraying the chemical. Some times an area will go brown but will naturally return to its original coloring when left. We are able to treat some areas with another chemical that can remove this browning. Please let us know if there is an area we have missed.

**Grass and plants:** We ensure that the area is kept clean and protected. If there is a risk of moss falling on grass, plants or loose stoned areas will be covered with tarpaulin.

**Vehicles and patio furniture:** We ask that vehicles and any patio furniture to be moved prior to the clean, this provided us with clear access to work on your roof and prevents many damage from falling debris.

**Effects on plants and animals:** The active ingredient of the chemical can cause damage to plants, to avoid this we dose the plants and grass with fresh water. This waters down any chemical overspray. Any damage is limited to the point of contact and proportional to the intensity of the spill. Animals that lick their paws should not be allowed to walk on wet surfaces, once areas are dry it is completely safe.



**Applying the treatment:** We apply the chemical via our purpose built pump system, we use a 12v pump for ease of use and it is quiet in nature. The chemical is applied via a telescopic pole and a calibrated nozzle to reduce the risk of chemical drift.

Watch some of the videos to see the process in action and how we will clean your roof. Video of a large concrete tiled house [here](#) and a small clay tiled house [here](#).

**The Cleaning:** The softwash chemical starts to work immediately, killing to the bacteria, algae and moss. Moss will quickly turn white in colour and will quickly decay and dispersing. White and yellow lichen will be neutralised and will eventually break the bond with the roof tile, but this takes time and may leave some ghosting marks. If you have a large amount of white lichen that you want removed then it is best to pressure wash the roof. Over the next few weeks with wet and dry periods the roof will become cleaner and brighter as the weather washes away the dead and loose material.

**5 year guarantee:** We provide a 5 year moss free guarantee after chemical treatment. The chemical neutralises all plant spores on the roof and moss takes a long time to grow back, if moss reappears in 5 years contact us and we will return to remove the moss.

**Re-spray:** Light green algae may reappear after about 3-5 years after treatment, especially if the building is in a moist environment. On average, roof cleaning is decennial.

**Site Safety:** We are fully insured to work at heights with chemicals. Our operatives are trained and certified in working at heights and will work safely using access equipment without taking risks. We are Safe Contractor approved, CSCS card members and our team is IPAF trained to operate lifting equipment such as cherry pickers.



0800 107 5726

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CONSTRUCTION SKILLS  
CERTIFICATION SCHEME

There are many reasons for **moss removal from a roof**. The following are a few of the most common reasons for moss removal that we come across and the methods we would use to clean the moss from a roof.

**Appearance:** One of the most popular reasons to clean your roof is improving its aesthetic. A clean looking roof can dramatically improve the first impressions of your house. If you've spent a lot of time and effort making the rest of house and garden look impressive then the **removal of moss from a roof** will make all of that work worthwhile. The curb appeal of a clean roof can also help sell or rent your home. If you want to take this a step further and also change the colour of the roof then take a look at our roof painting options.

**Moss falling:** We hear over and over again how frustrating it is to have to constantly sweep your patio or driveway free from moss. When there is so much moss of the roof that it is falling daily it is a big indicator that it's time for **moss removal from the roof**. At this stage it is likely that your gutters are full, causing drainage problems and possible future damp problems.

**Damage to tiles:** Where there is large amounts of lichen (white spots) on your roof it can, over time, cause damage to the tiles creating holes and cracks (especially common in thin concrete tiles) White lichen is especially hard to remove and can often take a few months to fully fall away from a roof after chemical treatment. In some cases we may recommend pressure washing these areas.

**Homebuyers survey:** It is becoming more frequently recommended in home buyers surveys that the roof be cleaned. The surveyors are aware that large deposits of moss on a roof will restrict the free flow of rain water to the gutters and can possible cause damp damage.

**Roof repairs:** Occasionally a roofer will request **moss removal from a roof** before a survey for any future work to take place. Large amounts of moss can hide many problems on a roof and it's best to remove it first.

If you have taken all of these possible reasons to **clean your roof** into account and decided to go ahead with roof cleaning, you then have the difficult task of choosing the best roof cleaner in your area. We advise that you look for a cleaner that has good reviews and is happy to discuss cleaning methods with you.

We primarily use softwashing methods (chemical cleaning) and sometimes pressure washing methods if safe and necessary to clean a roof. Each one has their pros and cons and we will discuss these options with you. Any reputable roof cleaning company should be happy to discuss the options with you and advise on the best method. A roof cleaning company should work safely on your roof, provide basic roof repairs if necessary and be honest about and willing to explain the cleaning methods used.

If you are looking for a roof cleaning company in the south of England then please use our contact form to get an obligation free quote.

Contact us free on **0800 107 5726**

# Why Roof Coating and Painting?

A freshly painted roof is a clean, neat and attractive roof and can make a world of difference to the appearance and curb appeal of your property. Coating your roof using a **roof paint** is an excellent way to protect and prolong the life of your roof.

A well constructed but un-painted roof should survive for up to 70 years plus before having to consider repairing or replacing however there are many reasons, not least the punishing UK weather, that a roof can age and quickly become tired and worn. Coating your roof with a roof paint can prolong the life of your roof and instantly improve the appearance of your property.



We use **roof coatings** and paints that are specially formulated to be sprayed directly on to your roof. We use roof paints that are UV resistant, waterproof and paints are available in a variety of colours that will last for 15+ years.

We understand that every roof we paint will have a unique set of specific requirements. Our knowledge and experience mean that we can properly assess and advise on the best and most appropriate methods for painting your roof. We are able to employ a variety of techniques that tackle all painting and coating needs.

## The roof painting process will generally include:

- ✔ A visit to your property free of charge to assess access and any other requirements for the roof coating.
- ✔ Provision of a detailed, personalised, roof coating and painting proposal, including a final quote.
- ✔ In preparation we must start with a roof clean using pressure washing from the ridge tiles downwards to remove all moss, lichen and algae.
- ✔ Making any roof repairs such as pointing or tile repairs.
- ✔ Application of biocide to protect the roof from recolonisation by algae and bacteria.
- ✔ Masking and protecting any areas that will not be coated or painted.
- ✔ Application of two coats of the chosen colour of roof paint using a professional, airless, sprayer

Following the completion of the roof coating we encourage our customers to please get in touch with any questions or problems and we will strive to rectify them as soon as possible.