

# Simple Facts about your Concrete Tile Roof

*Congratulations on your new concrete tile roof by Eagle Roofing Products! Beautiful and timeless, your concrete tile roof will enhance your curb appeal and maintain the value of your structure over time. Below, you will find a few simple facts on how to care and maintain your tile roof. We recommend that any future work performed on your roof be done by a licensed and insured roofing contractor. Additional information can be found by visiting [www.eagleroofing.com](http://www.eagleroofing.com).*



## ***Cleaning Your Tile Roof***

If desired, we strongly recommend that a licensed and insured professional roofing contractor or cleaning company be used to clean, paint or re-seal your roof.

The following method is recommended to properly pressure clean the surface of your roof to remove dirt, algae or mildew. Alternate methods may be required depending on whether your roof tile is surface coated or through-color.

- In most applications, a pressure cleaner set at a maximum of 1200 psi should be used.
- The tip of the nozzle on the pressure cleaner should be kept approximately 12 to 24 inches from the surface of the tile.
- Limiting the pressure and maintaining a safe distance from the surface of the tile is intended to prevent damaging the surface.
- The addition of a mildew inhibiting solution should be limited to a 90% water, 10% solution ratio.

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## ***Simple Facts about your Concrete Tile Roof – Continued...***

### ***Painting/Re-coating Your Tile Roof***

If you choose to hire a qualified, licensed and insured contractor to apply a new coating to the tile, it is recommended that the roof be thoroughly cleaned. Upon cleaning, the use of a clear alkyd primer is recommended to help ensure an acceptable bond between the new coating and the surface of the tile. Follow the manufacturer's recommendations for application and curing.

The painting of concrete tile roofs is not required; however it is done from time to time, especially during remodeling. The surface should be painted with a good quality 100% acrylic paint after the pressure cleaning and priming are completed and dried.

### ***Roof Traffic***

In an effort to avoid the inherent danger associated with walking on a roof, we recommend that only licensed and insured professional contractors traverse roofs. Caution should be exercised to ensure personal safety and prevent damage to roof tiles that may void the warranty. Roof tiles broken by foot traffic should be replaced as soon as possible. The broken tiles may cause problems by allowing water and UV rays to penetrate through to the underlayment and damage it. There are certain methods of traversing the roof that may minimize damage. It is recommended to step at the bottom three inches of the installed tile. This section is supported by the lapped tile beneath it and the weight is then transferred to the deck below.

Keep in mind that activities such as gutter cleaning and holiday light hanging can be accomplished from a ladder rather than walking on a roof. Ladders should be used so as not to damage the roof tile.

### ***Mono-tone Colors and Effects***

Eagle Roofing Products uses the best raw materials available to manufacture our concrete roofing tiles. When single color, mono-tone roofs are selected, however, there will be a variation in the hue/color from one tile to another due to the fact that concrete tiles are manufactured from natural raw materials, and natural raw materials will vary in color. We generally recommend that blends or antiques be used to help mask any variations that may be visible. As the roof ages, the variation tends to be less noticeable. However, please note that variations on single, mono-tone colors will be noticed.

### ***Weathering Effects***

Concrete roof tiles are normally subjected to the worst conditions that nature can offer. The combination of elements that destroy most other roof coverings, however, will not seriously affect the protective properties of roof tile. Over time, the surface of any product left unattended will show signs of aging, and concrete roof tiles are no exception.

Roof tiles are normally colored by either adding pigment into the body of the tile (through color) or by applying concentrated slurry coat of cement-infused pigment to the top surface following extrusion and forming. Slurry-coated tiles are usually selected when high contrast, bright colors are desired while color-through tiles provide a more subtle appearance. Slurry-coated tile can oxidize and turn chalky before gradually wearing down to the concrete base. The through color tile, on the other hand, may experience some surface lightening, but will retain its base color indefinitely. This lightening can be the result of surface erosion that essentially exposes the grains of aggregate.

When our roofing tiles are manufactured, colored cement will be drawn to the surface of the tile, resulting in the initial color shade. This layer is slightly softer than the body of the tile and will typically erode away within the first ten years, depending on the climate. This erosion will expose a larger percentage of the sand and aggregate resulting in an overall lightening of color. After this initial change, future erosion occurs at a dramatically slower pace and will not compromise the functionality of the tile.

Periodic cleaning and resealing can rejuvenate and prolong the surface finish of either type of concrete roof tile.

### ***Resealing Your Tile Roof***

If you don't choose to change the color of your concrete roof tile, but desire to coat the surface of your tile with a new coat of clear sealer, we recommend the use of 100% clear acrylic sealer after the pressure cleaning is performed.

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