

Valleys



Valleys are installed whenever a roof has an internal turn and are made from steel (colour bonded or zinc coated). Their purpose is to channel (not hold) water as there is only a 25mm lip.

The key maintenance issue with valleys is a build-up of leaf debris, causing:

- Water overflowing the valley's 25mm (1 inch) lip.
- Premature rusting of the valley.

MAINTENANCE REGIME:

- Regular removal of leaf debris (tri-monthly), especially in autumn or an extended period of high winds.



Gutters



While the lifespan of gutters varies depending on weather conditions, proper routine maintenance and other factors, estimates are 20 years for galvanized steel or aluminium gutters and 50 years for copper gutters.

The main purpose of any gutter is to channel water through to the downpipes, assisting in the removal of water from the roof as quickly and efficiently as possible.

Gutters have a propensity to retain water due to leaf litter build up and incorrect installation. Blockages will cause overflows and can cause internal damage as the rear of the gutter is always lower than the front.

MAINTENANCE REGIME:

- Regular checks for litter build up and blockages.
- Annual checks for damage and maintenance plan in place for repairs/replacement.



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Tips for Roof Maintenance



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Tips for Roof Maintenance

ROOF TYPES COME IN ALL SHAPES AND SIZES INCLUDING FLAT, GABLE, HIP AND BUTTERFLY. THEY ARE DESIGNED TO WITHSTAND THE IMPACT FROM RAIN AND WIND.

A GOOD ROOF DESIGN WILL ALLOW WATER TO 'SHED' AS FAST AS POSSIBLE AND ALLOW WIND TO GO OVER AND AROUND THE BUILDING.



Concrete flat roof

A concrete flat roof with membranes is a simple roof style and, while maintenance can be minimal, replacement is expensive.

A concrete flat roof will generally have a lifespan of 99 years. However, the membrane will only last up to 20 years.

MAINTENANCE REGIME:

- Cleaning.
- Occasional patching from impact damage (hail, branches).



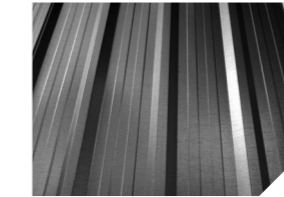
Pitched roof

A well designed pitched roof will shed water as quickly as possible and, generally, a deeper pitch will both reduce leaf debris build up and increase flow.

However, a pitched roof with multiple valleys, box gutters and varying roof heights (roof to roof) requires water to be channelled in various directions before it leaves the roof area. This style of roof increases trap zones, creates additional risks and the propensity for leaks.

MAINTENANCE REGIME:

- Annual check for water damage with a programme in place to chase the source of leak and repair.



Metal Sheeting

The various profiles, strength and installation methods cause metal sheeting to function differently. This cladding material will have some superior benefits when the right combination is used, including:

- It sheds water and resists wind better when single length sheeting is used.
- Metal sheeting has a lifespan (some even have warranty periods) of up to 50 years with minimal maintenance when correctly installed.

Incorrect installation or profile choice will require increased maintenance and will cause long-term issues as battens rot, fixing screws loosen, sheets prematurely rust and water can go straight through the sheeting.

MAINTENANCE REGIME:

- Bi-annual check of sheeting including battens, fixing screws, water ingress and signs of rust.



Tiles (Terracotta or Concrete)

Life expectancy up to 50 years. Reduced life expectancy can be expected for coastal properties due to the impact of salt air. Concrete tiles will experience some colour fading, which does not unduly affect the longevity of the tile.

MAINTENANCE REGIME:

- Annual check of weep holes.
- Annual check and replacement of cracked or broken tiles.
- 10-yearly check of bedding and pointing under the capping tiles with remedial work when required.