

SURVEYORS TIPS

Single-lap Concrete Tiles on Low-pitch Roofs:



ISA members are reporting defects in relatively modern roofs (i.e. less than 30 years old) where the side interlocks between tiles become impeded by 'Fines' derived from the surface of the tiles combined with organic matter from moss - resulting in blockage and surface water spillage into the roof void, particularly on low-pitch roofs.

Moss can also invade the interlocks and cause the joints to lift apart and let in water.

If leakage occurs, the manufacturers will claim that the tile is not at fault but that the house owner is responsible for ensuring that the surface of the roof and the interlocks in particular are maintained in clean condition, and that any defects (holes, tears, and deterioration) in the underlining membrane are made good.

Members are advised to take particular care when inspecting roofs of this type and to look out for evidence of settlement of eaves tiles as well as water penetration and dampness in the roof void - particularly along the eaves and wall-plate.