

Roof Cleaning & Painting Guide

Dulux AcraTex accredited Hobart, Tasmania

Painting your roof improves how it looks, how it performs and how long it lasts. This guide walks through what the job involves, so you know what good work looks like — whether you take it on yourself or bring someone in.

Why paint a roof

- Lifts the look and the value of the property
- Protects the roof from weather, corrosion and algae
- Improves how the roof handles heat
- Extends its service life and cuts maintenance costs

Done badly, though, it causes problems rather than solving them — damage to the roof structure or coating, leaks and peeling, a voided warranty, or an injury. The preparation matters more than the paint.

Before you start

Working at height is the real risk on this job

- Check the forecast. Rain, wind and heat all make it harder and more dangerous.
- Check the roof itself. Stay off damaged, weak or slippery sections.
- Read the instructions on every product. Some are corrosive, some are flammable.
- Wear gloves, goggles, a mask and proper boots. Add a helmet if anyone is below.
- Use a ladder, scaffold or harness that suits the pitch and height — and secure it.
- Keep children, pets and bystanders clear of the work area.
- Never work alone. Have someone who can help or call for help.
- Keep a first aid kit and a charged phone within reach.

If the roof is steep, high, brittle or you are not confident on it, get a licensed contractor in. It is not worth the fall.

Cleaning

Paint will not hold on a dirty roof. This step decides whether the finish lasts ten years or two.

Tools

- Broom — sweep off loose dirt and debris
- Scraper — lift anything dried on

- Sprayer — apply the cleaner
- Brush — work it into the surface
- Pressure washer — rinse it off
- Vacuum — clear what is left behind

Products

- Roof cleaner — lifts dirt, grease and staining
- Roof bleach — kills mould, mildew and algae
- Roof conditioner — prepares and protects the surface for coating

Method

Metal and asphalt: sweep, scrape, spray the cleaner, scrub it in, rinse thoroughly, then vacuum. **Tile:** the same sequence, but use roof bleach rather than cleaner — tile holds algae in a way metal does not. Follow the manufacturer's dilution and dwell times on every product.

Let the roof dry completely before you go near it with paint.

Painting

Tools

- Sprayer — the fastest and most even method over a large area
- Roller — useful on flatter sections and for cutting in
- Brush — edges, flashings and detail
- Squeegee — pull back any excess or pooling

Products

- Roof primer — seals the surface and gives the topcoat something to grip
- Roof paint — formulated for roofs, in your chosen colour and finish
- Roof topcoat — optional, adds protection and sheen

Method

- **Metal and tile:** prime, let it cure fully, then spray the colour coat.
- **Asphalt:** use a roof conditioner in place of primer, and let it cure.
- Apply a second or third coat if the coverage needs it, letting each one cure.
- Add the topcoat last, if you are using one.

The most common mistake

- Recoating before the previous coat has cured. It traps solvent underneath, and the finish bubbles or peels months later. Cure times are on the tin — they are not optional, and they get longer in cold or humid weather.

Checking the finish

Walk the roof once it has cured and look for:

- **Bubbles, cracks or peeling** — poor adhesion, or it was recoated too early
- **Drips, runs or sagging** — too much paint applied at once
- **Brush, roller or spray marks** — inconsistent technique or a badly set sprayer
- **Lap marks or missed patches** — incomplete coverage; these show worst in low sun
- **Colour variation or early fading** — usually a sign of low-grade paint

Fix defects while the roof is still accessible and the gear is out. They are far more expensive to come back to.

When to call someone in

Get a professional quote if the roof is steep or high, if there is rust, cracked tiles or leaks to sort first, if it is heritage-listed, or if you want a manufacturer-backed warranty. We are registered Dulux AcraTex applicators, which means the coating system can carry up to a 10 year Dulux material warranty, subject to terms.

Want us to quote it instead?

We will inspect the roof, tell you honestly what it needs, and put a fixed price in writing. No obligation.

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