

ROOF TREATMENT · PERTH & WA

BLASTING A ROOF IS HOW A CLEAN BECOMES A LEAK.

Moss, lichen, mould and algae grip into the surface. High pressure removes what is on top and leaves what is underneath, so it returns, and the blast itself is what damages the roof. A biocide treatment kills it where it grips and keeps working for months afterwards.

- Strata & facilities
- Property & asset managers
- Aged care, schools & community
- Builders

WHAT A BLAST ACTUALLY DOES

TAKES THE TOP OFF, LEAVES THE ROOTS

High pressure strips what is sitting on the surface and leaves what is gripping under it, so the growth comes back. On the way through it blows out pointing and bedding, chips tiles, strips coatings and forces water under the flashings. That is how a roof clean turns into a leak, and the leak costs more than the clean ever saved.

WHAT A TREATMENT DOES

KILLS IT WHERE IT GRIPS, THEN KEEPS WORKING

A benzalkonium chloride biocide is soft washed on at low pressure from ladders at the gutter line. It kills the moss, lichen, mould and algae down where they grip, stays active on the surface for up to 24 months, and stays bonded to the mineral surface and keeps working. The dead growth then weathers off over three to twelve months, broken down by UV, wind and rain.

ONE ROOF, 43 MONTHS

Treated once in May 2022 and photographed on the dates shown. No second visit, no blasting, and nobody on the roof at any point.



May 2022

Day of application

Moss and lichen across the shaded faces. The treatment goes on at low pressure from the eaves. Nothing is stripped on the day.



Aug 2023

15 months on

The growth has died and weathered off. This is what the roof looks like without anyone going back to it.



Dec 2025

43 months on

Still clear, from one application. The biocide is rated active up to 24 months; what you are looking at after that is a roof that never got re-established.

01

The shaded southern face

Moss and lichen grip the damp, shaded side and hold moisture against the tile, which is where they do the most harm.

02

Algae streaking

The dark streaks running down tiles and render are algae, spread by Perth's humid winters and heavy tree cover.

03

The winter bloom

Growth accelerates through the wet winter, so treating into spring, once the bloom has taken hold, is when it does the most work.

WHAT A BLAST COSTS AFTER THE INVOICE

Six line items that never appear on the roof cleaning quote, and usually land on whoever manages the building.

01 Blown pointing and bedding High pressure lifts the mortar that holds ridge caps and hips. Re-pointing a roof costs multiples of treating one, and it is the most common damage we are called to look at.	02 Water under the flashings A lance forces water up under laps and flashings and into the roof cavity. The ceiling stain shows up weeks later, by which point nobody is connecting it to the clean.	03 Chipped and opened-up tiles Terracotta and cement tiles chip and lose their surface under pressure. A more porous tile holds more water, which is exactly what the moss wanted.
04 It grows straight back Blasting removes the visible growth and leaves the roots and spores. The roof looks done on the day and is greening again within months, so it goes back out to quote.	05 Somebody on the roof A blast means a person walking tiles with a live lance. That is a working-at-heights exposure and a tile-breakage exposure, on your building, every time.	06 The repaint that traps moisture The usual follow-up sale is an acrylic roof coating. It seals moisture into the tile rather than letting it breathe, which is a bigger problem than the one it was sold to fix.

TREAT IT

ONE VISIT, THEN THE WEATHER DOES THE WORK

- ✓ Applied at low pressure from ladders at the gutter line
- ✓ Worked from the eaves, never blasted or scraped
- ✓ Kills moss, lichen, mould and algae where they grip
- ✓ Bonds to the surface and stays active up to 24 months
- ✓ Pointing, bedding, tiles and flashings are untouched
- ✓ The same treatment works on render, walls, paths and hardstand

It is slower on purpose. The result appears over three to twelve months as the growth dies and weathers off.

BLAST IT

FAST ON THE DAY, EXPENSIVE AFTERWARDS

- ✗ Strips the visible growth and leaves the roots
- ✗ Lifts pointing and bedding, chips tiles, strips coatings
- ✗ Drives water under flashings and into the cavity
- ✗ Puts a person on your roof with a live lance
- ✗ Regrows within months, so the cycle repeats
- ✗ Often followed by an acrylic coating that traps moisture in the tile

There is a place for restoration-grade cleaning. It is not routine maintenance of a roof you intend to keep.

THE NUMBER THAT ACTUALLY MATTERS

THE CHEAPEST ROOF CLEAN IS THE ONE YOU ARE NOT DOING AGAIN IN TWO YEARS.

Compare it across a maintenance cycle rather than per visit. A blast is priced per clean and bought again on a short loop, because the growth was never killed, only removed. A treatment is bought once and the roof stays ahead of it, which is why the gap widens every year you hold the asset.

Then there is the tail nobody prices in: the re-point, the ceiling repair, the tile replacement, the working-at-heights exposure. Those are not certainties on any given job, but they are the reason blasting is the expensive option on a roof you are responsible for.

AFTER THE TREATMENT

A TREATED ROOF EVENTUALLY REGROWS

Perth's weather never stops feeding the growth, so a treatment slows the return rather than ending it. On a roof you intend to hold for another decade, the next step is making the surface harder to grip in the first place.

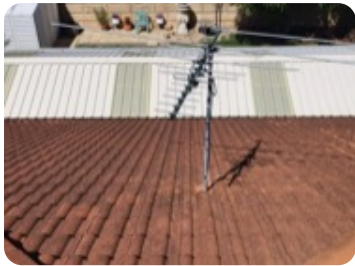
THE PROTECT STEP

BREATHABLE AND COLOURLESS, NOT A REPAINT

Once the growth is dead and the roof is clean, it can be sealed with a breathable mineral coating that helps the surface shed water. Unlike an acrylic roof repaint, which traps moisture inside the tile, this one lets the surface breathe. That step is our sealing service, and it is the part that carries the 10-year guarantee.

THE SAME TREATMENT, OTHER SURFACES

Anything that greens up takes the same biocide. On a managed site it is usually cheaper to treat everything in one visit than to book the roof on its own.



01
Tile roofs
Terracotta and cement, treated not blasted.



02
Colorbond & metal
No pressure, so the coating stays on.



03
Render & walls
Shaded elevations, eaves and fascia.



04
Paths & hardstand
Slip risk on shaded paving and entries.

WHAT IT WILL AND WILL NOT DO

- It works over three to twelve months, not on the day. Weathering does the clearing, so there is no before-and-after photo the afternoon we leave.
- Where lichen has sat for years it can etch the surface, and that mark can remain after the growth is dead and gone.
- Nothing keeps a Perth roof clear forever. The treatment kills what is there and slows the return; it does not stop the weather.
- The treatment is not covered by our guarantee. The 10-year JUMBOGUARD Performance Guarantee applies to sealing only, and we would rather say that here than in a dispute.

If you want it clear this week, that is roof cleaning, not roof treatment, and it is a different quote. We will tell you which one your building actually needs.

HOW WE ENGAGE

01 Assessment.

We look at the roof from the ground and the eaves, identify what is growing and how far it has gone, and check the pointing and flashings while we are there.

02 Fixed price.

Priced on surface, size, access and how much growth is on it. Confirmed before anything is booked.

03 Application.

Soft washed on at low pressure from ladders at the gutter line. Plants and landscaping pre-wet and covered first.

04 Then it is the weather's job.

No return visit needed. If you want it inspected at twelve months, ask and we will diarise it.

COMPANY & COMPLIANCE

ENTITY	Extera
ABN	26 680 420 900
INSURANCE	Public liability, with cover arranged to suit the site. Certificate of currency on request.
SITE DOCS	SWMS and JSA per job, provided before site access.
ACTIVE	Benzalkonium chloride biocide, applied in dilution.
METHOD	Low pressure from ladders at the gutter line. No roof access, no blasting.
COVERAGE	Perth metro standard. South West WA by arrangement.
PRICING	Quoted per job on assessment.

WHAT WE NEED TO QUOTE

- Site address, access, and whether there is water on site.
- Roof type and roughly how old it is.
- A photo from the ground of the worst face, usually the shaded one.
- Whether it has been blasted or coated before, and when.
- Any known leaks or recent roof repairs. We will not treat over an active leak.

OTHER STATEMENTS

Glass restoration and scratch removal, and the full company capability across cleaning, restoration and sealing, each have their own statement at extera.com.au/capability.