

# Residential Roofing Solutions- Roof Repairs and Maintenance

## Frequently Asked Questions

### **Why Should I choose Residential Roofing Solutions Over Other Roofing Companies?**

For peace of mind and the guarantee of a quality, cost effective solution to your roofing, re-roofing, guttering & re-guttering requirements.

For our price guarantee that will ensure our re-roofing and re-guttering price will beat any of our competitor's written prices, every time!

For our commitment to you, our valued client and your security we offer you when using our services

For our unique and rewarding referral offer

For our Residential Roofing Advantage

### **Is Residential Roofing Solutions a member of any industry associations?**

Yes, we are members of the Housing Industry Association AND the Metal Roofing Association of Queensland.

### **What materials does Residential Roofing Solutions use?**

We use only top quality Australian Bluescope and Colorbond roofing products.

### **Which suppliers does Residential Roofing Solutions use?**

Only local Australian owned manufacturers, roll formers and distributors such as Bluescope Lysaght, Queensland Sheet Metal, Reece Plumbing, Rain Harvesting

### **What are the colour choices for steel roofing and guttering?**

Residential roofing Solutions uses the range of Colorbond® colors.

View COLORBOND® steel's range of colours

### **Do you need to come out and measure our roof and guttering to quote and is your measure & quote a free service?**

Yes, we always aim to visit your premises at a mutually convenient time and comprehensively measure your roof and gutter. However sometimes due to time constraints and demands on our resources, we are usually able to initially utilise Google Earth software with its overhead and ground level views, to accurately measure your roof in order to provide a quotation. This will normally result in a more competitive price as we don't have to factor in the costs involved in visiting your home. Should our quote be competitive or acceptable, we will then visit your premises and measure every component of your roof, from on top of your roof to confirm our price. Of course our quoting services are entirely free. We are readily available to answer any questions once you have our quote; usually within 48 hours of measuring!

### **What's the expected life of a new metal roof?**

Between fifty to seventy years depending on your geographical location. For example: Close proximity to the ocean where your roof could be exposed to salt air or to an industrial area where omissions from factories can adversely affect the new roof surface. Both of these situations have the potential to reduce the life span of your roof. There are even higher

quality metal roofing materials that can be used to combat extreme condition but they are generally more expensive.

**If it rains during work on my new roof, could I get water in my house?**

It is very unlikely that this would happen, as absolute care is taken when removing your roof. If there is are clouds around or it looks like there is a possibility that it may rain, we may cease work altogether depending on the extent of the threat or we may decide to remove small sections at a time and then cover these areas as we go. We have emergency tarps on stand-by in the event that we fail to close a section in before it rains. There is always a small risk of water entry so we have extensive insurance policies in place to cover these risks. Our roofing tradesmen are very experienced in dealing with poor weather conditions

**Do I need to vacate my home while my roof is being done?**

No you do not need to move out but our roofing tradesmen will ensure they identify areas of danger especially at the location where the old sheeting is being removed from the roof. It is a must that you, the home owner or the owner's tenant be aware of the potential dangers and keep away from working areas. In the event we are removing asbestos fibro sheeting, we advise that you stay indoors and keep all windows closed during the removal procedure or go out during the time we are working during the day.

**How much noise can I expect having my new roof put on?**

Unfortunately it can be very noisy especially during the removal of the old sheeting.

**Do you take all the rubbish away?**

Yes, all the old materials, debris and offcuts are stacked neatly in one or two piles during the job. This material is collected by our rubbish contractor or via a skip bin company usually on the day of completion.

**What is the difference between Colorbond & Zinalume?**

Zinalume is steel that is dipped in a zinc based product to give a protective coating. To create Colorbond sheeting, the same procedure is carried out. This is then taken one step further. The Zinc coils are placed in an oven and the colour is then baked and bonded onto the zinalume coating. Hence the name 'Colorbond'.

Visit Bluescope Steel – Zinalume and Colorbond for material specifications and further information.

**What is meant when roofing materials are specified as 0.42 BMT or 0.48 BMT etc and what is the difference in these vales?**

There are two main thickness grades of metal roofing. The standard 0.42 BMT grade and the thicker 0.48 BMT grade. BMT stands for Base Metal Thickness which is the thickness of the steel before the zinalume protective layer is applied and the colorbond paint layer is added. The main reason for the thicker 0.48 BMT grade is to allow the roof framers to space the roof battens further apart (especially for commercial or industrial buildings). The extra thickness permits a wider "span". However for most residential applications, the 0.42 BMT grade is the standard where the batten spacing is usually closer together. The thicker grade does NOT mean a longer life. Both grades will provide the same duration of service because the zinalume and colorbond layers are of identical thickness. Sometimes, especially on flat

roofs with foot traffic, a thicker grade would be considered as it will make the roof stiffer and less susceptible to 'crimps' caused by incorrect foot loadings.

### **Should I choose Colorbond or Zinalume?**

Don't underestimate the importance of your decision. There are advantages and disadvantages with both products.

### **Advantages of using Colorbond?**

Unlike painted surfaces, it will not flake, peel or blister under the harsh weather conditions that a roof is exposed to.

Many people use Colorbond so they can match or complement the colour of their home. There is a good range of colours to choose from.

Refer to the Colorbond Colour Chart for a full range of colorbond colours.

### **Disadvantages of using Colorbond?**

If you decide to use Colorbond, you will be 'locked in' to the colour you choose. You can paint it later on down the track if you get sick of the colour but the process is very expensive because of the difficulty of trying to get the new paint to adhere to the existing bonded surface.

Colorbond attracts more heat than Zinalume. The darker the colour the more heat it will attract. You may need to consider the use of insulation to compensate.

Colorbond as a product is more expensive than Zinalume.

If you choose Colorbond, the colour schemes of the rest of your home will always be governed by colour of the roof. You will reduce your flexibility.

The latter could become a problem when it comes to selling your home because the potential buyer may at some stage decide they want to change the colour of the house and will realize that their colour options are now extremely limited.

After a few years, the dark colours tend to fade and begin to look tired and tardy.

### **Colorbond Colour Chart**

(Warning: Colours displayed on this chart may be used as a guide only. Printed colours or those displayed on a computer screen from this chart may vary slightly from the actual colour of roofing or gutter material supplied).

[Colorbond Online Visualiser](#) (compare combinations of colours on a house)