



Brad Hays



SBC Roof Series: Tile Roof Inspection

WALKING ON A TILE ROOF

Walking on a tile roof requires caution and proper technique to avoid damaging the tiles or causing accidents. Here are steps to consider when walking on a tile roof:

1. **Consult a Professional:** Whenever possible, it's best to hire a professional roofer or inspector to walk on the roof. They have the experience and knowledge to navigate the roof safely and effectively.
2. **Use Proper Footwear:** Wear soft-soled and non-slip shoes or boots to minimize the risk of slipping and to provide better grip on the tiles.
3. **Distribute Weight:** Walk along the lower portion of the tiles, near the bottom edges, as they are typically the strongest part of the tile. Avoid putting excessive weight on the middle or near the top edges of the tiles.
4. **Step Carefully:** Place your feet deliberately on the tiles, avoiding sudden or heavy steps. Distribute your weight evenly to minimize pressure on individual tiles.
5. **Use Roof Ladders and Crawling Boards:** If you need to access areas that are difficult to reach, consider using roof ladders or crawling boards to distribute your weight across a larger area.
6. **Check the Weather:** Avoid walking on tile roofs during wet, icy, or particularly hot conditions, as these can make the tiles slippery or more vulnerable to cracking.
7. **Minimize Traffic:** Limit the number of people walking on the roof at any given time to reduce the risk of tile breakage or accidents.

Above all, consider safety first. If you're not comfortable or experienced with walking on a tile roof, it's best to leave the inspection or maintenance to qualified professionals who have the necessary equipment and expertise.



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INSPECTING A TILE ROOF

An inspection checklist for a clay or concrete tile roof should cover several key areas to ensure the roof's integrity and performance. Here's a basic checklist for inspecting a clay or concrete tile roof:

1. General Overview

- Check for any visible damage, such as cracked, chipped, or dislodged tiles.
- Inspect for signs of wear and tear, including fading or weathering of the tiles.
- Check for wind uplift/loosened tiles and mortar cracks

2. Roof Structure and Support

- Check the integrity of the roof deck, ensuring it is free from rot, decay, or damage.
- Inspect the battens for signs of deterioration, warping, or pest damage.

3. Flashing and Penetrations

- Examine the condition of flashing around chimneys, vents, skylights, and other roof penetrations for signs of corrosion or damage.
- Ensure that flashing is properly sealed and secure to prevent water intrusion.

4. Underlayment and Waterproofing

- Inspect the underlayment for tears, wrinkles, or degradation.
- Check for any signs of moisture or water damage on the roof deck or in the attic space.

5. Gutters and Drainage

- Evaluate the condition of gutters and downspouts, clearing any debris that may impede proper drainage.

6. Eaves, Ridges, and Hips

- Examine the condition of eave closures, bird stops, and specialized ridge and hip tiles for proper installation and functionality.



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7. Structural Support and Ventilation

- Verify the integrity of the ridge venting system and ensure that it allows for adequate air circulation within the roof space.

8. Surrounding Environment

- Consider the impact of nearby trees and branches on the roof, ensuring they don't pose a risk of damage to the tiles.

It's important to conduct regular inspections, ideally at least once a year, to identify and address any issues promptly. Additionally, professional roof inspectors or contractors experienced with clay and concrete tile roofs can provide a more comprehensive assessment and guidance for maintenance and repairs.



- * Check with a licensed roofing contractor for additional information.