

# Roof Moss Clearance

## Key Factors Contributing to Moss Build-up

- **Excessive Shade:** Moss prefers areas with limited sunlight. North-facing roof pitches are particularly susceptible because they receive the least direct sun, allowing them to stay damp for longer.
- **Persistent Moisture:** Moss requires water to thrive. If a roof does not dry out properly due to frequent rainfall, poor drainage, or low roof pitches, it creates a hospitable environment for moss to take root.
- **Porous Roofing Materials:** Many common roof materials, such as **concrete and clay tiles**, are naturally porous. As these tiles weather and age, they become rougher and absorb more water, making it easier for moss spores to anchor themselves into the surface.
- **Trees and Foliage:** Overhanging tree branches provide both shade and a constant source of moisture from leaf litter. Falling leaves, twigs, and organic debris trap moisture against the tiles and can also drop moss spores directly onto the roof.
- **Poor Ventilation:** If an attic or roof space is poorly ventilated, it can trap humidity and moisture internally, contributing to a damp external roof surface that promotes moss growth.

## How Moss Spreads

Moss reproduces by releasing **tiny spores** into the air. These spores are carried by the wind or even by birds and settle into the dirt and dust that accumulates on tiles. Once settled in a moist, rough "nook or cranny," they quickly establish root-like structures (rhizoids) and begin to spread.

## Project Specification: Roof Moss Removal & Maintenance

### Property Baseline:

- **Property Type:** 3-Bedroom Semi-Detached
- **Estimated Roof Area:** ~75 - 85 m<sup>2</sup>
- **Estimated Duration:** 1 - 1.5 Days
- **Methodology:** Manual Scrape & Biocide Treatment (Non-Pressure Wash)

---

## PHASE 1: MOBILISATION & SITE PROTECTION

### Estimated Effort: 1.5 Hours

- **Access Setup (1.0 Hr):** Setting up industrial ladders with standoff brackets and fall protection.

- **Perimeter Protection (0.5 Hr):** Covering downpipes to prevent blockages and tarping garden beds/ponds.

## PHASE 2: MANUAL MOSS REMOVAL

### Estimated Effort: 6 Hours

- **Manual Scrape (4.0 Hrs):** Using profiled scrapers to remove bulk moss from the main pitches.
- **Detailed Brushing (2.0 Hr):** Clearing tile joints and valleys where moss roots are deepest.

## PHASE 3: BIOCIDES TREATMENT & CHEMICAL CLEAN

### Estimated Effort: 3.0 Hours

- **Application (3.0 Hr):** Applying professional-grade biocide via low-pressure sprayer to kill remaining spores.
- **Dwell & Rinse (1.0 Hr):** Allowing the solution to penetrate and performing a light rinse of the property exterior.

## PHASE 4: GUTTER MAINTENANCE & CLEARANCE

### Estimated Effort: 2.5 Hours

- **Gutter Clear (2.5 Hrs):** Removing all debris fallen during the scrape and testing downpipe flow.
- **Site Demobilisation (1.0 Hr):** Final wash-down of driveways/patios and equipment pack-up.

---

**TOTAL ESTIMATED LABOUR:** 13.0 Hours / 1 ½ days.

**TOTAL ESTIMATED COST:** £400

**Important Note:** Work is weather-dependent. High winds or heavy rain may require the project to be rescheduled to ensure safety and chemical effectiveness.

Estimated effort is based semi-detached house with easy access to roof and gutters for cleaning and ladder erection.