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What Can I Do About My Tile Roof?

There is considerable debate about whether retrofitting of tile roofs is practical or cost effective. **Due to the uncertainty of the tile staying in place on the roof, the smartest thing to do may be to make sure that you have adequate debris impact protection for all your glass window and doors. Tile from your own roof can break your windows, but frequently the roof tile debris will come from your neighbor's roof.**



Tile roof repairs or retrofits should be done by a professional roofer familiar with tile roofs.

Retrofit Options: You could have a roofer remove the **ridge and edge tiles** and re-install them using one of the new two part expanding foam adhesives for tile roofs and an appropriate sized board (generally a 2x2, 2x3 or 2x4) along the ridge or edge. In most cases, the foam adhesive will end up bonding the board to the mortar and underlayment running under the ridge or edge. If the mortar is not well adhered to the underlayment, the resulting retrofit will be less effective. If the tiles are removed without breaking them and if they have appropriate holes in them, they can be mechanically attached to the board. Otherwise, they can be adhered to the board using the same foam adhesive used to set the board. If the ridge or edge is filled with mortar and the tiles have come loose, they can be re-attached to the mortar using one of the new two part expanding foam adhesive or another type of adhesive approved for use with tiles.

The bottom edge of **eave tiles** can be held down using clips suitable for a retrofit installation (they connect to the bottom edge of the tile and the fascia board) if they are available for your style of tile. Eave tile can also be anchored more securely by injecting one of the approved two part expanding foam adhesives into the gaps under the eave tiles.



Note that the adhesives need to be approved for tile installations (able to withstand high heat). The typical foam insulation or adhesive available at a home improvement store will not work for this type of

application.



Having a roofing professional evaluate your retrofit options is a good idea for most homeowners.

Preparation for Emergency Repairs: While we all hope that a hurricane will not strike where we live, the chances of being struck are higher now that we are in a period of more frequent Atlantic hurricane activity. If your tile roof is old and particularly if the tile is attached using mortar, you may want to stock up on things that can be used to perform emergency repairs in case you do have damage. If a hurricane damages your roof, it is important to button it back up as quickly as possible to reduce the chances of additional interior damage to your house. After the hurricane strikes, building materials can be in short supply and tarps may be very hard to find for some time. Even if you will not be able to put the tarp up, having one may allow a neighbor, friend, relative, or work crew to help you out.

Tools and materials needed:

- a. Camera with film or available memory if it is a digital camera
- b. Bucket of asphalt roofing cement and roll of 90-pound organic or modified cap sheet
- c. Tarps (large enough to cover at least one corner of roof from eave up and over ridge)
- d. 1x3 lumber and box of 2-inch long deck screws
- e. Battery Powered (fully charged) Drill for driving screws
- f. Rope and screw eyelets
- g. Ladder

Directions: Take photographs of the damage to use as documentation with the insurance adjuster. If you have a newer tile roof and the damage is localized, chances are the underlayment will be adequate to provide temporary water protection if any holes are patched. The holes or cuts in the underlayment can be patched with the asphalt roofing cement and pieces of 90-pound organic or modified cap sheet. If the damage is too extensive, stretch the tarp over the damaged area and

extend it up and over the ridge. Anchor the edges of Tarp with 1x3 lumber to the fascia and roof surface just beyond the damaged area if there is no tile in this area. If the side of the roof beyond the ridge is undamaged, use ropes to tie off the tarp to screw eyes installed in the fascia or soffit at the



Temporary protection after storm damage to roof

(click image for larger version)

bottom of that side of the roof. Anchoring the tarp in such a way that it damages tile in undamaged areas can substantially increase the cost of final repairs. If you have trees nearby that could fall on your roof, you may want to also store some pieces of plywood that can be used to bridge across any roof sheathing damage caused by a falling tree, once the tree is removed.



See [Ladder Safety Tips](#), and do not try to install a tarp in windy conditions. It may drag you and the ladder right off the side of the roof

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