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Our Footprint:

- Gauteng – Dedicated teams to service the entire area
- Western Cape – Dedicated team to service the entire area
- Mpumalanga – Currently serviced by Gauteng, but a dedicated team to be established in the near future
- Free State – Serviced from Gauteng
- North West – Serviced from Gauteng
- Kwa Zulu Natal - Serviced from Gauteng
1. Specialised Cleaning Solutions

Residential Clean(s)

Homes, be they Houses, Town Houses, Flats, Detached, Semi Detached or Stand Alone, all have a roof cavity of some sort. These spaces are ideal dust, sand, ash, leaves etc. collectors. All roof spaces have some sort of ventilation, and hence the above can get access there. Once the roof cavity is dirty it will filter through light fittings, bishop strips and cornices as the house flexes with temperature changes.

The impact is even worse when there are rat, bird and bat droppings as these turn to dust after a while and then also filter down into the house. This dust is then inhaled and may lead to respiratory problems.

Our ceiling cleans also include removal of insulation – both cellulose and blanket. These are discussed further on. We frequently find contractor rubbish in the roof cavity – plastic and discarded cables. Plumbers seldom remove old geysers – we do!

We vacuum out the roof using industrial strength vacuum cleaners, which high grade HEPA filters to trap the dust in the filter bag and not allow it to dissipate back into the roof cavity.

Corporate Clean(s)

Ever heard of “sick building syndrome”? Not only is it because of clogged air conditioning units – it includes dirty ceilings. Like households, these cavities also collect dust, droppings, leaves, twigs etc. Due to the nature of how corporate office ceiling are constructed – usually suspended, these flex even more than traditional ceilings and let far more dust and debris filter down into the office space. These lay on desks, pause areas etc.

We get into these areas and vacuum it all up. Depending on the suspended ceiling structure, we will either do this in the roof, or from below standing on ladders. We even take out old insulation and put in new insulation if required.

We are fully aware that a clean such as this will interrupt the normal work hours, so we do all this kind of work after hours and on weekends. We will schedule this work to minimise the impact on the working environment. You name the time and place and we will make it happen.
Industrial Clean(s)

Another area of specialised cleaning is in the industrial sector. Many factories are required to maintain certain hygiene levels, which may include dust control. We will vacuum beams before wiping them down.

Our teams are OHS compliant and we can provide Safety Files and will ensure the safety of our teams at all times by providing life lines and harnesses.

High Level Specialised Clean(s)

Shopping centres, residential blocks, corporate offices may at times require interior or exterior cleaning in hard to reach places. Again we can access these areas via ladders, scaffolding or the use of cherry pickers.

Yet again, safety of our staff is paramount so life lines and harnesses are always worn on specialised jobs. These high level cleans may include power washing, wiping down and clearing gutters, vacuuming shop facades – the list is endless.
Cleaning of Vaulted Rafters and Thatch Interiors

Lie in bed and see dust coated beams and rafters? No problem – Roof Rats will get in and clean up for you. Not only can we dust down the rafters and beams for you, but we also vacuum them or wipe them down with a damp cloth. Depending which application we use, we will even sanitise these for you by including the sanitising solution in the water to wipe down, or mist spray the rafters for you to ensure that they are really clean.

In addition to beams and rafters, thatch tends to get really dusty and harbours spiders and little mites. We get up there and vacuum your thatch on the inside – yes, we vacuum it! The industrial vacuums will gently pull all the dust, webs, spiders and mites out of the thatch so that the thatch looks clean and new again.

Flat Roofs

Liking what you see, but know someone or have a flat roof? Depending on the construction, we can assess the roof space for you and clean up. An on-site visit is always required with flat roofs.

We simply open up the roof for you by drilling out the old fasteners. We lift the plates and number them so that they go back in order. We then clean, or remove/replace/install insulation and when complete, we the replace the plates. They are re-secured with new fasteners. We will either use butyl tape between the plates or membrane to seal the joins so that the roof is snug and waterproof. An average sized house can have its roof removed, cleaned and replaced in one day!
2. Pest Control: Rats, Bats and Birds

Rat Exclusions

Possibly one of the most difficult pests to deal with once they have made the roof cavity home! The exclusion of rats works best when the roof space has been thoroughly cleaned and sanitised prior to the exclusion methods being used.

Rats leave urine markers in roof cavities which provide territorial information and scent tracks for the resident rodents. If these markers are not neutralised, the rats will be continually drawn to the roof cavity as home. This scent will be in the dust, rubble and on the beams in the roof. In addition, these scents are on all pathways that the rats use to access the roof cavity.

In our exclusion methods we take into consideration the roof style, tile type, IBR style and various other factors. We use a variety of materials to exclude rats from the roof cavities depending on the above factors. We seal up current access points as well as potential access points. We offer a 1(one) year guarantee on the seal up, so should a rat get back into the roof cavity we will come back and reseal at no extra charge.

Bird Exclusions

A little less difficult than rats. Birds can be evicted from roof spaces, but then tend to roost in the vicinity until such time as they move off. Depending on which type of resident bird we are dealing with, we may have to use different methods to exclude them. Sparrows, Pigeons, Indian Mynas all have different nesting and roosting patterns that we need to deal with.

As above, we consider the roofing style to provide the best solution to bird evictions. The 1 (one) year guarantee also applies to our bird proofing.
Bat Exclusions (Our speciality)

Bats are a protected species and may not be handled in any manner. In addition they may not be excluded during certain periods, for example their breeding season. There is lots of legislation around bats and what may and may not be done to remove them from your roof cavity. We are compliant with the relevant legislations.

Our approach is two pronged as we need to get the bats to relocate first and then come and clean up the droppings and carcasses in the roof cavity. Firstly we do the exclusion along with approved methods of barrier, which allow the bats to leave but not get back in. Once all noise has died down, and the physical inspection indicates that the bats have moved, we then will do the cleaning and sanitising services.

Other “Interesting “ Exclusions

In our servicing of residential homes, complexes, corporate buildings and other establishments, we have come across the following:

- Dassies
- Bush Babies
- Squirrels
- Lizards – of various sizes

Rat/Mouse Bait Stations

As part of general pest control, we install bait stations in gardens, parking areas, complexes, factory units, industrial parks, and so on.

The bait stations that we use are hard plastic Beta stations with an internal bait rod and locking mechanism. We can install the bait station on your behalf along normal rat/mouse runways. These stations are placed and secured for you so that they cannot be dislodged by pets, children or passing traffic. Each station comes with a key to unlock the station when needing to be refilled. If you wish, this key will be left with the client, so that they can refill the station when necessary.

The poisons we use are multi-feed poisons, which whilst do take longer to poison the rats, are safer to dogs, cats or owls who will potentially get hold of a dead rat. If you/your client is to re-fill the station, please ensure that no “quick-kill” poisons are used, as whilst the rats die quickly, the carcasses will be harmful to pets and owls if ingested.
**Other Pest Control Solutions**

We deal with a large variety of other pest control solutions from cockroaches, flies, ants, fleas and bed bugs. Most are treated through application of specialised poisons. In addition to single pest applications, general fumigation can be done with either hot or cold foggers to kill off a variety of pests at one time. This is particularly popular in thatch residents where many insects live in the thatch.

**Live Trapping**

There are many reasons why we are asked to live trap pests including feral cats, so we do honour the clients request and provide live traps for rats and cats.

We determine how many traps are required and can either provide these on a rental basis or on a purchase basis. If the trap is purchased, we will provide instruction on how to bait and set the trap for the particular application.

Once the “target” has been trapped, we will remove it and the trap, and will re-locate the animal according to client requests.
3. Bird Deterrents

Bird Spikes

Birds are typically habitual and cause a huge mess on roof tops, building slabs and ledges. Once they have decided that your building is the place to be seen, it is difficult to get them to move off to alternate roosting areas.

One method of deterring birds is the placement of bird spikes on roosting areas. Bird spikes are not suitable for larger areas but are ideal solutions to deter birds from roosting on ledges, window sills, air-con units etc. The spikes we use are a metal tri-spike on a Perspex base and are virtually invisible. The row of spikes are secured with either screws, nails or glue so that they are secure. We have even been asked to cable tie them onto drain pipes to deter the birds!

Single rows of spikes are usually sufficient to deter the birds, but wider ledges or areas a double row may need to be used to provide extra cover.

Eagle Eye Bird Reduction Solutions

We are approved installers of the Eagle Eye Range of Products. There are three major products that we install to deter birds – the Wind Powered Eagle Eye (above right) and the Solar Powered Eagle Eye (below right), and the propeller unit.

The Wind Powered unit relies on wind to move the “eye”, and thus flash to deter and disorientate the birds. It is best used in areas where there are prevailing winds to ensure that a constant steam of wind keeps the unit moving.

The Solar Powered unit has a solar panel that provides a constant power source to the “eye” and keeps it moving.

Both Eagle Eye units are usually installed on the highest point of the roof line to provide a revolving flash to disorientate the birds. The units come in different colours depending on what bird is resident. Whilst these units are highly effective, they may need to be supplemented in extreme situations with culling. We do not provide this area of expertise.

In addition to the Eagle Eyes are the wind propellers which whilst are a new product are proving to be very effective in bird management.
4. Insulation Removal and Installation

Insulation Removal

There are several types of insulation found in roofs. Blanket, Cellulose, Polystyrene, Radenshield etc. Each has its own requirements in upkeep, but after a while they no longer have any insulation property. That is when we step in. We remove all types of insulation from roof spaces. The older insulations were traditionally made from fiberglass and can be dangerous if they deteriorate to the extent that they become small fibres.

We assess prior to starting the work, which insulation we are dealing with and how much there is. A suitable skip is then ordered to site and we dispose of the removed insulation into the skip. The skip is then removed and the insulation taken away for correct disposal in a hazardous dump. The removal of the insulation is usually followed by a cleaning service.

Blanket Insulation Installation

We too offer insulation placement. We only provide blanket insulations as we are not “fond” of blow-in insulations. The reason for this is twofold, mainly because if there is a leak in the roof, they absorb the fluid and then the ceiling boards come crashing down. The second is that they have drift in the roof space.

We are accredited installers of three blanket insulations:

- IsoTherm – 50mm, 75mm, 100mm, 135mm and 145mm
- AeroPink – 50mm, 75mm, 100mm, 135mm
- Fabulfill – 50mm, 75mm, 100mm, 135mm

We measure up the area to be insulated, and then send through a quote with a comparative chart of each insulation. We will also assist the client with geyser blankets and pipe wrapping should they wish.
Sissilation is an industrial application insulator. There are a few different styles of sissilation that can be installed – aluminium backed, water resistant backed, colour backed etc.

The insulation is usually installed during construction but on occasion it will need to be retrofitted. In a normal pitched roof this is easy as the sissilation is fitted between the trusses and stapled into place along the truss line. In an industrial application this is a little trickier as usually the roof will have to be taken off in order to lay the insulation on top of the I Beams directly under the iron plates.

Each installation is carefully planned and measured as to the best solution for the application.
5. Gutter Guards

Stop your gutters looking like this!

Gutter Guards are used to ensure that gutters stay unclogged and allow rain water to flow freely along the gutter and down the drain pipe. Blocked gutters cause huge amounts of damage to the roof structure. Problems encountered include:

- Rotting brandering
- Back flow onto ceiling boards – thus damaging ceiling boards in the home/office
- Water damage to Facias and Soffits
- Rusting of gutters
- Overflowing gutters
- Seepage under tile into the roof cavity damaging electrics and insulation

<table>
<thead>
<tr>
<th>Aluminium</th>
<th>Gutter Brushes</th>
<th>Foam Gutter Guard</th>
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</thead>
<tbody>
<tr>
<td>Aluminium sheets inserted into the top of the gutter and clipped in place. Can be cut to any size to ensure a snug fit within the gutter. 15 year guarantee as it is aluminium product.</td>
<td>Stainless Steel wire and UV Protected bristles. Great to use for internal gutters, down pipes and roof valleys where the valley runs into the gutter to prevent clogging at these vulnerable points. Also provide a good deterrent for birds nesting in gutters. Comes in standard lengths that can be cut into required sizes as well as bends to 90 degree corners.</td>
<td>UV protected foam that is inserted into the gutter. It rests within the gutter curve. Not suited to square gutters. Slides into the gutter and allows water to seep through to the gutter cavity below. Can be cut to size and manufactured in client specific widths.</td>
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In addition the one shown below, there are sturdier versions which can be manufactured to client specifications.
6. Sanitising Spray

Sanitising Spray

As part of the cleaning process we like to conduct a sanitising spray to ensure that the areas cleaned have been sanitised to kill off any bacteria and mould causing spores.

The solution we use is an atomised chlorine based mist solution which we spray in the roof. It attaches itself to any bacteria, thus neutralising it. Firstly in the air and then on the ceiling boards once it settles. It also works wonders in removing smells left by dust, droppings, urine etc. It is very good to “unmark” bat, rat and bird territories, so that they are inclined to look for another place to nest. This solution is 100% safe and you do not need to vacate the house when we administer it for you.

Over and above a roof application, the solution can be used to sanitise soft furnishings such as curtains, chairs, carpets, rugs etc. Full MSDS can be provided if there are concerns around the formulation and the safety aspects of its usage.

7. Power washing, gutter clearing and skylight cleaning

We have as part of our repertoire of equipment, industrial strength petrol driven power wash machines that are used for the power washing of:

Roofs – dust, droppings, leaves, flaking paint
Gutters – after a manual clearing, down pipe clearing, washing externally. Removal of leaves and nests along with grime
Skylights – dust and pigeon droppings
Walls - where pigeon droppings have adhered to the walls, removal of dust in scratch plaster groves
Paving – where droppings, dust and sand have accumulated

Please note: we adhere to water restrictions and may only offer this service when restrictions are lifted. We do however offer more manual solutions to our clients if they need these services done.
8. Waterproofing

Darachem Waterproofing

Darachem application is used primarily on flat roofs as a waterproofing solution. Firstly the roof is cleaned of any dust, flakes and old waterproofing. Once clean, we apply the rubberised paint which is then thickly coated on the slab. This application must then dry for 10-12 days. Once the rubberised paint is completely dry, we apply the aluminium paint that gives this application its unique silver look finish. The aluminium paint is to protect the rubberising from UV rays and should be re-applied every couple of years.

Membrane Waterproofing / Fibre paint

Membrane can be used on ridges, cracked tiles, flashings and valleys. The application is quick and the paint is quick drying. The area is cleaned, then painted, waterproofing membrane is then applied and sealed with more paint. It does however require upkeep and should be painted every year to year and a half.

The market has many different fibre paint options, from Fibre Flex to Frogskin and everything in between. We will be sure to use the correct type of product for your waterproofing needs and advise you on the upkeep of the integrity of the product.

Polyurethane coatings

Roof Rats is also an approved applicator and contractor for Alchimica products. This is a range of new generation technology, has several different applications and carries a full 10-year warranty.
9. The Sun Fan

The Sun Fan is ideal for the ventilation of hot air build-up in roof cavities. It is either solar powered, or alternatively by 220v and ventilates the heat build-up from roof cavities. It effectively reduces the heat load on houses, factories and warehouses. Depending on the application up to a 6 degrees difference can be achieved. It reduces the need for air-conditioners – a very costly alternative. It does not rely on wind to drive it like conventional turbine roof ventilators. The cowl and fin design makes it impossible for birds or rodents to enter and is completely storm proof. Colour options are available to suit the clients requirements as is the water proofing.

10. Roof Painting

House looking a little tired – give the roof a lick of paint to bring it back to life! Roof Rats will happily give your house a coat or two of paint and make it better than the Jones’. Being comfortable with working at heights, we will tackle single, double, triple storey roofs – and be compliant with Health and Safety whilst we do this for you.

All we need is to measure up the area being painted, discuss the best paint application for your specific roof and then get your quote through to you. On approval we will firstly give the roof a good cleaning, or preparation as necessary, and then commence with the painting process. Most roof coatings only require one layer of paint, but depending on the colour changes a second thinner coat may be necessary.
11. Geyser Removal

Replaced your geyser recently? Did the plumber remove the old one? If not, then the likelihood of a full geyser sitting in your roof is a reality!

Full geysers are exceptionally heavy and should not be left in the roof. In the event that the beams are ever compromised (termites, leaks etc.) it may well come crashing down through the ceiling.

We will drain the geyser for you, and then take it out for you. How it is removed depends on its size and casing. We may need to remove a metal plate, cut brandering, or simply open tiles and take it out.

We remove the geysers off site and repurpose them as part of our Skills Development Programme for our staff. They make braais, water troughs, braziers, wash stands etc. from them and sell them to the local community.

12. Roof and Ceiling Repairs

Roof and Ceiling Repairs

We frequently get asked to assist our clients with repairs to either roofs or ceilings. We will gladly assist if it is within our skills set, but will also openly admit when it is beyond our capability!

Roof repairs may be:
- Replacing brandering that is warped or damaged, Facias that are broken or need replacing
- Re-securing gutters
- Repacking tiles
- Replacing structural members

In addition we assist with repairs and replacing ceiling boards and cornices. We deal with the standard ceiling installations and cornices.
13. Technical Team

We have a full technical team offering the following services:

Plumbing – we service and maintain several domestic and industrial properties around Johannesburg
Cabinetry – we have a fully qualified cabinet-maker who can design, install and build kitchens, bathrooms, bedroom cupboards etc
Carpentry – our carpenter builds mezzanine floors, replaces roof beams etc

14. Training and Health and Safety Compliance

Our contractor safety is our most important priority. When scoping on any work we will assess the risk to the contractors assigned to that job, and will provide the correct PPE.

All our contractors go through internal training as apprentices and then when we deem them suitable for the variety of work we do, we may then enrol them in further training. We have Level 1 First Aiders on each team as well as Fire Fighters. All contractors have completed their Working At Height Compliance in accordance with legislation.

Ad hoc training is done also done by our product suppliers and the contractors are assessed by our suppliers to ensure that they competent in using these products. Internal skills development is done between the teams on the “look, say, do” principle.
We have external Occupational Health and Safety consultants who will step in if ever necessary. We are able to provide a Safety File on request for any scale job awarded.