

Algoclear Softclean: a simple method developed for the treatment of roofs, walls and general amenity

AlgoClear Softclean is a simple method developed for the treatment of roofs, walls and general amenity. It is non aggressive in nature. The system comprises the chemical and the equipment needed to deliver it effectively and safely onto the roof. The process is particularly suited to porous materials.

The chemical

The active ingredient of **AlgoClear Pro** is a high purity quaternary ammonium. It kills 99.9% of the microbial life and is a potent algacide killing in the process their reliant hosts – moss and lichen.

It does not affect any known material used in construction. It has a rapid breakdown rate after use, leaving residues absorbed by bacteria. It is approved for the cleaning of children's play areas.

Algoclear Pro does not contain bleach : It will not degrade leadwork, aluminium or tile fixings.

Surface preparation

Roof preparation is an integral part of the system. It is often what the customer will see at the day's end. The dry method using scraping tools is straight forward. Avoid jetting if possible.

The preparation is limited to removing the bulky material. It is not recommended to brush the lichen or proceed to detailed removal of fibre etc. Some roof areas do not require preparation.

Surface protection

Flower beds: Protect from spray drift using geotextile fleece.

Sand stone: Do not allow concentrate do dwell or dry on materials.

Gutters: Cover the gutters with plastic flashing and fit a wire balloon at outlets.

Grass etc: spread a tarpaulin to ease removal of debris.

Effects on plants and animals

The active ingredient in **AlgoClear Pro** can have adverse effects on plants. At the point of contact a discolouration takes place. The chlorophyll is replenished after a few days of growth on grass, but petals do not recover. The damage is limited to the point of contact and proportional to the intensity of the spill.

In good weather, the occasional spray drift is not a problem.

The deployment of a pole dribbling AlgoClear Pro over grass will



Before and after



◀◀◀ inevitably leave characteristic “spaghetti marks”. The best protection is to cover the plants at risk with an horticultural fleece. If an accidental spray takes place, rinsing with fresh water will limit damage.

Animals: Animals licking their paws to clean them should not be allowed to walk onto a wet surface.

Applying the treatment

The product can be applied by any practical means. Sprinkler head, spray, watering can, brush etc.

Mix and pump: The mix is prepared in a large jerrican, or a bin then pumped using an ordinary garden pump and a garden shower head.

Injection in the flow: The injection box, set to the appropriate injection rate, will do the mixing as and when the trigger opens.

The operator does not need to handle the concentrate. The mains pressure is usually sufficient the spray a roof.

Telescopic Poles: They are required to apply the product with precision. The nozzles are calibrated to reduce the risk of spray drift.

Concentrations: For roofs 1 to 18 (injection box at 5.5%).

Application rates: On porous substrates apply to saturation: approximately 1 litre / m² on concrete tiles. On non absorbent materials (natural slates, clay tiles) the coverage will increase to approximately 1/3 litre of mix per m².

On non porous roofing material, spray from eaves to ridge to limit the loss of product by rivulet dribbling.

Temperature: There is no temperature threshold as such. Below 8°C the efficacy is hampered and the work becomes unpleasant.

Hot water can help overcoming a cold day, but adds little to the treatment efficacy.

The cleansing:

The product begins to work immediately and the initial phase (killing the biofilm) is substantially completed within 1/2 hour. The weather will do the rest. The speed of cleansing is by and large in relation to the site exposure and to a degree the type of contaminant.

Different contaminants will shed at different rates:

Moss remnants will quickly decay and disperse.

White and yellow lichen will also die within a short period and begin to detach.

Lichen need dry and wet weather cycles to break the bond with the tiles and will fall gradually within a few months.

Black metabolites, particularly common on concrete tiles are water soluble and begin receding at the first rain. The dark discolouration can take a few months to disappear completely and reveal the true/intended appearance of the roof finishes.

Time to re-spray:

On roofs, some light green can re-appear about 4 years after treatment if the building is situated in a moist environment. Moss takes a long time to come back. On average, roof cleaning is decennial.

Site safety:

The Softclean technique is inherently safe for the building: The biocidal mix in use has no deleterious effects on any material, including metal. The spraying technique is well controlled and the applicators trained to work with minimal disruptions to the occupier. The operatives work safely.



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