Why paint your roof when you can Guardian Seal it?

Guardian Seal is a liquid membrane that bonds directly to your existing roof, sealing leaks, refreshing its appearance, and adding years of life. Available in classic roofing colours and backed by a 10-year product warranty, it's a smarter way to protect and restore your home.

Made for New Zealand conditions.

New Zealand's weather doesn't go easy on a roof, salt air, hard sun, and four seasons in a day. Guardian Seal is built for it. Flexible enough to move with your roof, tough enough to resist cracking and yellowing, and safe for tank water collection. It looks like new for longer and protects what's underneath. Built for our conditions. Made to last.

10-year warranty.

Applied by a certified installer, Guardian Seal comes with a full 10-year product warranty, peace of mind that your roof is protected for years to come. The warranty is also transferable when you sell, adding real value at resale and giving new owners confidence in the home they're buying.

The Guardian Seal 4 step process.

1. **Clean**
   Kill moss, mould and lichen.
   Water balst.
2. **Prep**
   Rust removal. Screw replacment and repairs.
3. **Prime**
   Prepare surfaces.
   Apply primer.
4. **Seal**
   x2 coats of Guardian Seal.
   Roof restored.

GUARDIANSEAL™ guardianseal.co.nz | 0800 119 998 | hello@guardianseal.co.nz

Frequently asked questions.

GUARDIANSEAL™

Is Guardian Seal right for me?

Guardian Seal works on most roof types in most conditions. The roof itself needs to be sound enough to carry the membrane, if it's not, we'll tell you straight, and a warranty can't be offered. Every property is assessed in person, and your quote will spell out exactly what's covered.

Can I drink tank water after Guardian Seal has been applied?

Yes. Guardian Seal is a low-VOC, water-based elastomeric polyurethane membrane that's safe to walk on and safe for rainwater collection.

What warranty does Guardian Seal come with?

A standard two-coat application is backed by a 10-year Guardian Seal product warranty. Warranty terms depend on the condition of the underlying roof and are confirmed case-by-case as part of your quote.

How long does installation take?

Most jobs take 3-5 days, weather depending. We start with a chemical clean to kill moss and mould, then a thorough water blast. From there we prep the surface, ready for two coats of liquid membrane to finish the job.

What if my existing roof is asbestos?

Guardian Seal can encapsulate asbestos roofing, locking in the material and giving the roof a fresh waterproof finish. We skip the water blast and apply a moss and mould treatment first, then coat as normal. Warranty terms for asbestos applications are confirmed case-by-case as part of your quote.

Do you need scaffolding?

Not usually for roofs under 25 degrees. Health and safety is assessed job-by-job, and any scaffolding required is included in your quoted price, no surprises.

Can I speak to a real person?

Always. The team at Guardian Seal answers the phone, visits your property, and walks you through the process from start to finish. You'll get straight answers, an accurate quote, and someone to call if you need them.