

# Maintenance

## MAINTENANCE

As with all roofs, regular and adequate maintenance must be undertaken. All debris should be removed from all roof/gutter areas, and water should not pond. The UV protection coat (Sungard/Alugard/duroTUF®) used to coat the matt-finished membranes may require some occasional maintenance, and after 5-10 years may require a full recoat.



When possible, a roof maintenance service contract should be arranged to ensure the longevity of the system. Use the maintenance grid below as a guide.

	Action	Frequency	Comments
1. General use guidelines			Work by other trades should not be carried out on the unprotected membrane. Rigid protection boards should be used to protect the membrane where the roof is used for storage of items.
2. Routine maintenance	Roof inspections	6 monthly	Remove all debris from drains, gutters etc. Check for any other maintenance required such as membrane damage, surface scuffing and lap degradation. Ensure all water outlets are clear and any overhanging vegetation is cut back.
	Roof cleaning	Annually or as required	Lightly broom surface with soft bristled brush and/or wash using a light detergent.
	Recoating	As required	Where the aluminium UV protection or chip finish shows signs of wearing or scuffing recoat as required. When using an aluminium coat, simply clean area and repaint ensuring good suspension of aluminium flakes. Where recoating of the chip is required, heat the membrane and sprinkle the loose chips over the molten bitumen ensuring good even coverage.
3. Specified maintenance	Warranty Inspections	Year 10 Year 15	Full roof inspection required by an approved applicator. Surface coating and laps must be sound. Recoating with aluminium protection coat may be required. Any damage to the membrane must be repaired. Evidence of regular cleaning/maintenance should be apparent. Provide WPS with an inspection report to file.
4. Problem solving (to be completed by approved applicator)	Tears, holes, splits	As required	Remove the protective coating to suit the repair patch size. Torch-apply the patch ensuring a good seam-weld around the perimeter. Reapply the protective coating as required. If the tear is due to movement, consider installing a movement joint.
	Ridges/Buckles	As required	Ridges/buckles are a sign of substrate movement and should not be cut out. Unless obvious strain is being exerted on the membrane, or ridges/buckles are located in a trafficable area, they should be left and inspected every 6 months.
	Lap failure	As required	Open up the lap with pointing trowel, clean out dirt and ensure no moisture is evident. Re-heat together and hot trowel-weld the seam. Patch if necessary.
	Blisters	As required	As for ridges/buckles, the decision to cut out should only be made where the integrity of the membrane is in question. Regular inspection should help decide if the blister should be left or cut out and patched. As required, cut out the blister, prime the substrate and insert a patch flush with the existing membrane. Install an overlay patch 150mm wider around all sides. Torch into place and seam-weld all edges.
	Crazy cracking of aluminium coat	As required	Check to confirm the extent of the cracking (coating only?). Generally cracking is caused by ponding water. Ponding should be eliminated and the surface repainted with the aluminium coating. Depending on the ponding depth, a fall may be created by additional layers of membrane glue-fixed using bituBOND. Heat-weld all edges and recoat with protective coating if needed.
	Mould growth	As required	Clean using light detergent or mould inhibitor as recommended by the supplier of cleaning agents.