

EpiSPAN® EPDM Membrane Maintenance



As with all roofs, regular and adequate maintenance must be undertaken. All debris should be removed from all gutter areas and water should not pond. For warranty purposes, all maintenance must be carried out by a Sealco Ltd approved applicator.

| | | Action | Frequency | Comments |
|----|--|--|---|--|
| 1. | General Use Guidelines | | | Work by other trades should not be carried out on the unprotected membrane. 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 more often if required | Lightly broom surface with a soft bristled brush and / or wash using a light detergent. |
| | | Re Coating | As Required | Where the PolySEAL coating has been applied and shows signs of wearing or scuffing, re-coat as required. Clean area to be coated and repaint ensuring good even coverage. |
| 3. | New Fittings | Sky aerials, air conditioner and similar | | For any new fittings installed after completion it is important the installing applicators detail any penetration, plinths etc, to ensure all warranties stay current. |
| 4. | Specified Maintenance | Warranty Inspections | 5 Years 10 Years 15 Years 20 Years | Full roof inspection required by an approved applicator. Any damage to the membrane must be repaired. Evidence of regular cleaning / maintenance should be apparent. Provide Sealco Ltd with an inspection report to file. |
| | Problem Solving (to be completed by a Sealco approved applicator) | Tears / Holes / Splits | As Required | Remove any protective coating to suit the repair patch size. Apply an EpiSPAN® patch ensuring good laps around the perimeter using the EpiTAPE system. Alternatively, EpiSPAN® cover tape may be used. Re-Apply 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 in a trafficable area they should be left and re-inspected every 6 months. |
| | | Lap Failure | As Required | Open up the lap with pointing trowel, clean out dirt and ensure no moisture is evident. Remove the old EpiTAPE and replace it ensuring a sound lap. Patch if necessary. |
| | | Blisters | As Required | As with the ridges / buckles, the decision to cut 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 the blister, and ensure there is no retained moisture. Patch with EpiSPAN® 150mm wider around all sides using the EpiTAPE system to ensure sound lap. Alternatively, EpiSPAN® cover tape may be used. |
| | | Cracking of Coating System | As Required | Check to confirm the extent of the cracking (coating only?). Generally cracking is caused by ponding water or excessive movement. Ponding should be eliminated, and the surface repainted with PolySEAL coating. Depending on the ponding depth, a fall may be created by additional layers of membrane glue fixed. Heat-weld all edges and re-coat with protective coating if needed. |
| | | Mould Growth | As Required | Clean using a light detergent or mould inhibitor as recommended by the supplier of cleaning agents. |