

INSPECTION, MAINTENANCE & CLEANING PROCEDURE

General

Maintenance of your Vulkem waterproofed roof, deck or gutter will ensure you maximise the life of the membrane. To get the longest life from your roof, deck or gutter - they must be regularly inspected and maintained.

Maintenance procedures should include:

- Periodic physical inspections.
- Cleaning.
- Snow removal and ice control (where applicable).
- Repairs to structure.
- Repairs to coating system.
- Periodic re-application of topcoat.

When the Vulkem waterproofing is first installed ***there should be inspections each spring and autumn, for the first two years to enable the effects of annual extremes of weather to be checked.*** Following that initial period an annual program of inspection and cleaning should be established by the building owner as part the general building maintenance.

Roofs, decks and gutters exposed to high levels of pollution or in close proximity to trees might require more and frequent inspection.

Any inspection should also include the interior of the building for signs of water penetration or condensation and for alterations, which may have affected the roof, deck or gutters. Externally, abutting construction, which can affect the performance, should also be inspected.

Annual Inspections & Cleaning

Inspections

The inspection should concentrate on “high risk” areas including penetrations such as sky lights, vents, drains and around all roof top equipment, as well as a general inspection of the entire roof, deck or gutter. Inspections should also include the examination of the roof, deck or gutter if possible from the underside for evidence of leaks, deteriorated decking, structural cracks or movement and other deficiencies. Parapets and edging should also be examined for evidence of cracking, deterioration and moisture infiltration.

Damage

If damage is found on the roof, deck or gutter surface it should be repaired immediately by an approved applicator. They will use approved products and procedures to achieve repairs and maintain your warranty. In the event of an emergency which requires immediate repair to the deck to avoid substantial damage to the deck, building or buildings contents, the supplier may instruct the owner to make temporary repairs

All structural damage repairs should be at the direction of a structural engineer.

Cleaning

Location, pedestrian traffic level, effective drainage, and service use will dictate cleaning requirements. For decks - Clean the deck to remove dirt, debris, oil or grease drippings, etc at least every six months.

Use a non-caustic detergent cleaner eg Simple Green All Purpose Cleaner.

Remove any debris. Wet the surface and apply the detergent cleaner. Broom wash the surface using a nylon broom and domestic hose, not high-pressure water blasting. Do not use of strong solvents, especially any hydrocarbon type solvents.

Piled snow can significantly load a roof, deck or gutter beyond its design load capacity resulting in significant structural cracks and/or more serious structural damage. Therefore immediate removal of piled snow is recommended. The use of metal blades should be avoided at all times to prevent physical damage to the coating system. Snow blowers (with rubber blades) and snow brooms are recommended, as opposed to heavy snow removal equipment. Ice should be removed with chemical de-icing materials.

Five Year Authorised Inspections

To maintain your product warranty, every five years you must have an Approved Applicator visit to inspect the roof, deck or gutter and ensure it remains in good condition. The Applicator will thoroughly check the roof, deck or gutter for signs of damage, water ingress or potential problems. As well, they will also check on the condition of the UV protective topcoat which may need recoating every 5 – 10 years.

	Applicator	Date	Signed
5 Year Inspection			
10 Year Inspection			
15 Year Inspection			

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INSPECTION CHECKLIST

<p>1. Membrane Surface:</p> <ul style="list-style-type: none"> • Blistering, ripples, rucking, disbondment; • Any areas of physical damage - cracks, splits, tears, punctures, indentations; • Softening of surface. • Any areas of excessive wear; • Areas of ponding. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>2. Rainwater outlets:</p> <ul style="list-style-type: none"> • Blocked; • Cracks, splits, tears around outlet joints. 	<input type="checkbox"/> <input type="checkbox"/>
<p>3. Upstands:</p> <ul style="list-style-type: none"> • Damaged/detached flashings; • Splits, cracks, tears around joints; • Membrane unsupported at fillet; • Blistering. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>4. Eaves/verge:</p> <ul style="list-style-type: none"> • Cracking/splitting or strain in membrane; • Displacement or signs of movement of edge trim. 	<input type="checkbox"/> <input type="checkbox"/>
<p>5. Movement joints, upstand type:</p> <ul style="list-style-type: none"> • Unsealed capping joints; • Dislodged flashing/capping; • Splits in joints. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>6. Movement joints:</p> <ul style="list-style-type: none"> • Splits, cracks, tears or blistering. 	<input type="checkbox"/>
<p>7. Abutting construction:</p> <ul style="list-style-type: none"> • Parapet copings cracked, loose, unsealed; • Damaged damp-proof course, lack of continuity in damp-proofing; • Open joints, cracking in construction; • Loose/missing capping. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>8. Roof or deck fixtures and penetrations:</p> <ul style="list-style-type: none"> • Upstand defects as above; • Roof-light glazing defects; • Damaged/missing flashings; • Balustrade/vent pipe, loose or missing flashing or collar; • Plant plinth damaged/missing flashing; 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>9. UV Protective Topcoat:</p> <ul style="list-style-type: none"> • Low, flat gloss level or surface chalking; • Waterproofing membrane visible through topcoat; • Topcoat cracked over joints. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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