

MAINTENANCE

Maintenance and Care

Bauder LiquiTEC roof Systems are designed to avoid the requirement for regular maintenance as far as possible. However, all areas should be inspected twice annually (Spring and Winter) in order to keep them in good condition and determine any problems in their early stages.

General Maintenance Items

1. Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed.
2. Remove any debris or items which could potentially cause damage to the system.
3. Check and clean outlets, drainage points, gutters, downspouts etc. and ensure that all rainwater goods are working effectively. Debris must be removed from the roof and not simply flushed down rainwater pipes. Where installed, remove the lids of all Inspection chambers or access grilles and ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely.
4. Carefully remove any plant growth.
5. Check all details visually to ensure a sound bond to substrate.
6. Check the installed System for any signs of mechanical or chemical damage.
7. If possible, cut back overhanging tree limbs so there is a minimum 1 meter clearance around the roof edge to minimise the risk of blocked drainage through leaves.
8. Check other building components e.g. balustrades, surface mounted details, walls, threshold details etc. for soundness. Examine all mastic sealant and mortar pointing for signs of degradation, and repair or replace as necessary.
9. Any observations that require attention to the installed system should be reported to the Bauder Approved Contractor that installed it.

Repairs

1. Areas of mechanical damage should be repaired by the original installer as soon as possible after they become evident.
2. The Bauder approved contractor should consult Bauder Limited for approved repair methods.

Additions and Removals

Prior to additions or removals taking place which may affect the integrity of the installed Bauder system, Bauder Limited to be contacted for approved methods.

General Protection

Where coated areas are likely to suffer damage or contamination from other trades during subsequent or other works, suitable precautions should be taken to protect the installed system.

Cleaning

Should cleaning be required we recommend the following methods:

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Pressure Washing

1. Manually brush away any loose particles, general dust, dirt etc.
2. Ensure all outlets, drainage points, gutters and downspouts are clear and free from any blockage.
3. Apply a cold or warm ($\leq 50^{\circ}\text{C}$) water pressure wash with approved detergent in solution.
4. The head of the water lance should be kept at least 500mm away from the surface at all times and the pressure should be restricted to less than 1500psi.
5. Preferably leave the detergent solution on the surface for approximately 15 minutes.
6. For stubborn areas of dirt, gently brush or mop the surface after the detergent has been applied.
7. Rinse the surface with clean, cold water. The head of the water lance should be kept at least 500mm away from the coated surface at all times and the pressure should be restricted to less than 1500 psi.
8. Squeegee excess water from the surface to outlets, gullies etc.

Manually Washing Down

1. Manually brush away any loose particles, dirt, dust etc.
2. Mop the area to be treated with a solution of warm water and approved detergent. For stubborn areas of dirt, gently brush the surface while it is still wet. Where heavy duty walkways are installed, care should be taken to only use mop heads that will not be shredded by the quartz surface.

Important notes for all Cleaning Methods

1. Water temperature should not exceed 50°C .
2. Only solvent, alcohol and caustic free detergents or degreasants approved by Bauder Limited should be used.
3. Cleaning methods should not allow water to penetrate behind the waterproofing.
4. Cleaning methods and materials not in accordance with Bauder guidelines may affect any warranty.