

**BAUDER**



# GENERAL MAINTENANCE

**COLD LIQUID APPLIED SYSTEMS**  
LiquiTEC Roofs, LiquiTEC Balcony, Terraces  
and Walkways

## BAUDER COLD LIQUID APPLIED SYSTEMS

### General Maintenance

The following procedure should be carried out after any building maintenance or heating, ventilation and air conditioning work on the roof or at twice yearly intervals (Spring & Autumn) or after major storms in order to ensure that the roof is maintained in first class condition, and that any potential problems are identified at an early stage. Any failures of the roofing system resulting from a lack of maintenance may not be covered under the guarantee. Reference should also be made to the guarantee documents to identify if there are any further inspections that may be required to ensure the continuation of the guarantee period.

- Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed.
- Clear all debris from the roof surface, rainwater outlets, chutes, gutters etc. Debris must be removed from the roof and not simply flushed down rainwater pipes.
- Cut back tree limbs that overhang the roof to give a 1 metre clearance outside the roof edge. This will significantly reduce blockage of drainage ways due to fallen leaves.
- Ensure that all rainwater pipes are free from blockages and that water flows freely through them.
- Remove any vegetation growth that may have occurred, taking care not to damage the waterproofing.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place, repair or renew as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation, repair or replace as necessary.
- Where promenade tiles or pavers are in use, ensure that they remain in position, secure and in good condition.
- Ensure that any items of plant/equipment that may have been introduced to the roof, are sited on a suitable slab with additional surface protection beneath, and that any fixings that may have been used to secure them do not penetrate the waterproofing.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation should be reported to Bauder Ltd immediately, so that arrangements can be made for remedial work to be carried out if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either element has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

- Should the system require cleaning, the following methods may be used:-
  - **Manually Washing Down** with a solution of warm water and approved detergent.
  - **Pressure Washing** with a cold or warm water pressure wash with approved detergent in solution. 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. Rinse the surface with clean, cold water.

Important notes for all cleaning methods:

- Water Temperature should not exceed 50°C
- Use only mild detergents or degreasants.
- Cleaning methods and materials not in accordance with Bauder guidelines may affect any warranty.
- When manually washing rough surfaces, consideration should be given to using mop heads specially designed for this purpose.