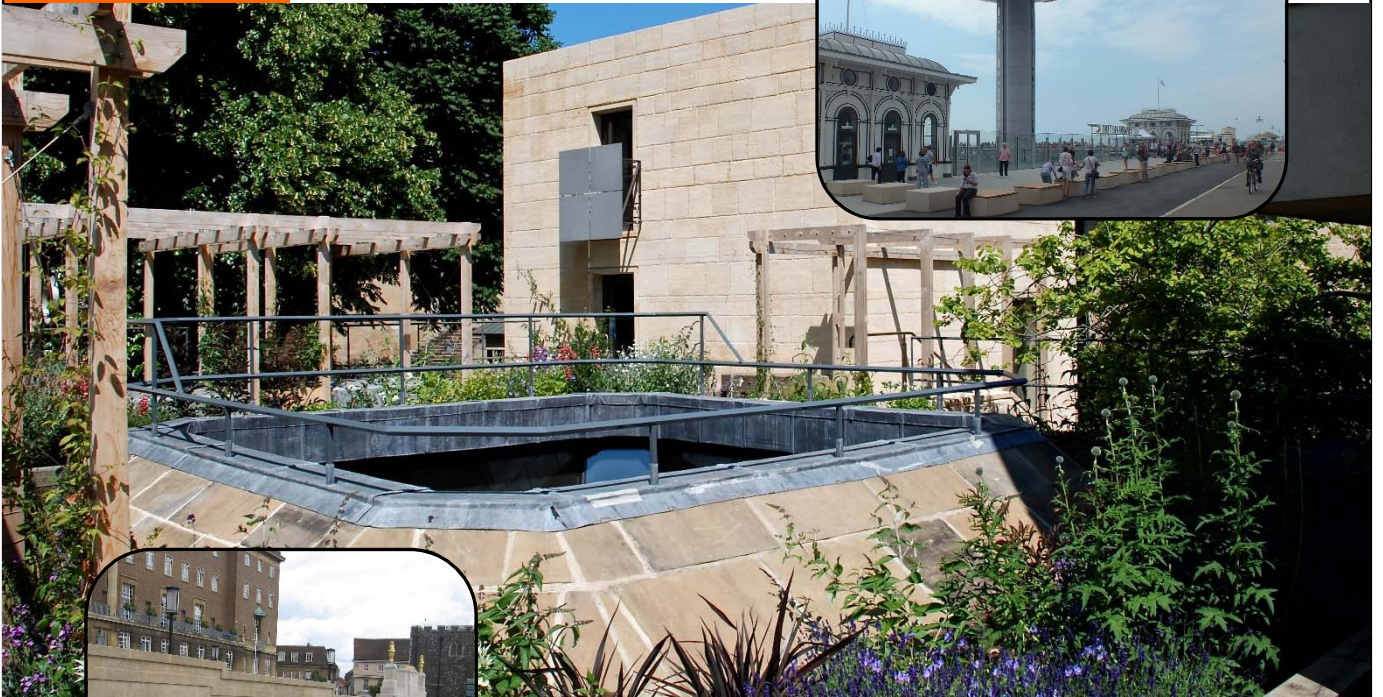


BAUDER



GENERAL MAINTENANCE

BAUDER HOT MELT SYSTEMS

BAUDER STRUCTURAL WATERPROOFING SYSTEM

BAKOR 790-11EV HOT MELT RUBBERISED BITUMEN SYSTEM

General Maintenance Procedure

The Bauder Structural Waterproofing System is always installed as part of an inverted build-up, and therefore the only visible sign of the Bakor 790-11EV system available for inspection, if any, will be at the upstands. 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. 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.
- Inspect the waterproofing system visible at all upstands, to ensure it is firmly adhered to the detail that it is waterproofing.
- 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, within the pebble ballast or paving.
- Ensure that any protective metal flashings (including lead counter-flashings) and termination bars remain securely fixed and 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.
- Look for signs of oil or lubricant leaks from plant equipment which might have leaked (down through the landscape/paving etc) and be degrading the waterproofing. This must be reported at once so that the waterproofing can be exposed for inspection.
- 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. Also report any

signs of damage or degradation to the landscape, which might affect the future integrity of the waterproofing.

- 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.