

BAUDER



GENERAL MAINTENANCE

SINGLE PLY MEMBRANE SYSTEMS
Thermofol PVC, Thermoplan FPO

BAUDER SYNTHETIC SINGLE PLY ROOF SYSTEMS

General Maintenance Procedures

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 replace as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation, repair or replace as necessary.
- Where slabs 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 or proprietary system, with additional compatible surface protection beneath, and that any fixings that may have been used to secure them, do not penetrate the waterproofing.
- Look for signs of contamination including leaks caused by plant equipment which might degrade 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 Limited immediately, so that arrangements can be made for remedial work to be carried out if necessary.
- Any repairs to the waterproofing should be carried out by a Bauder Approved Roofing Contractor, ideally the original installing Roofing Contractor.
- 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 membrane require cleaning it can be manually washed down with a solution of warm water and approved mild detergent.