

EpiSPAN EPDM Membrane Maintenance



MAINTENANCE

As with all roofs, regular and adequate maintenance must be undertaken. All debris should be removed from all / gutter areas and water should not pond.

		Action	Frequency	Comments
1	General Use Guidelines			Work by other trades should not be carried out on the unprotected membrane. Protection boards should be used to protect the EpiSPAN membrane where the roof is used for storage of items.
2	Routine Maintenance	Roof Inspections	6 Monthly	Remove all debris from drains, gutters etc. Check for any other maintenance required such as membrane damage, surface scuffing and lap degradation. Ensure all water outlets are clear and any overhanging vegetation is cut back
		Roof Cleaning	Annually or as required	Lightly broom surface with a soft bristled brush and / or wash using a light detergent.
		Re Coating	As Required	Where the epiColour coating has been applied and shows signs of wearing or scuffing, recoat as required. Clean area to be coated and repaint ensuring good even coverage.
3	New Fittings	Sky aerials, air conditioner and similar		For any new fittings installed after completion it is important the installing applications detail any penetration, plinths etc, to ensure all warranties stay current.
4	Specified Maintenance	Warranty Inspections	5 Years 10 Years 15 Years 20 Years	Full roof inspection required by an approved applicator. Any damage to the membrane must be repaired. Evidence of regular cleaning / maintenance should be apparent. Provide Sealco with an inspection report to file.
5	Problem Solving (to be completed by an approved applicator)	Tears, holes, splits	As Required	Remove any protective coating to suit the repair patch size. Apply an epiROOF® / epiSPAN® patch ensuring good laps around the perimeter using the epiTAPE system. Alternatively epiROOF® Cover tape may be used. Re-Apply the protective coating as required. If the tear is due to movement, consider installing a movement joint.
		Ridges / buckles	As Required	Ridges / buckles are a sign of substrate movement and should not be cut out. Unless obvious strain is being exerted on the membrane or ridges / buckles are located in a trafficable area they should be left and re-inspected every 12 months
		Lap Failure	As Required	Open up the lap with pointing trowel, clean out dirt and ensure no moisture is evident. Remove the old epiTAPE and replace it ensuring a sound lap. Patch if necessary.
		Blisters	As Required	As for the ridges / buckles, the decision to cut should only be made where the integrity of the membrane is in question. Regular inspection should help decide if the blister should be left or cut out and patched. As required, cut the blister, and ensure there is no retained moisture. Patch with epiROOF® / epiSPAN® 150mm wider around all sides using the epiTAPE system to ensure sound lap. Alternatively, epiROOF® Cover Tape may be used.
		Mould Growth	As Required	Clean using a light detergent or mould inhibitor as recommended by the supplier of cleaning agents.