

# MAINTENANCE



## Maintenance

As with all roofs, regular and adequate maintenance must be undertaken. All debris should be removed from all roof/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. Rigid protection boards should be used to protect the membrane where the roof is used for storage of items.
2. Routine maintenance	Roof / Deck 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 / Deck cleaning	Annually or as required	Lightly broom surface with soft bristled brush and/or wash using a light detergent. Do not use bleach or products containing bleach.
	Recoating	As required	Where the DUCAN 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. Specified maintenance	Warranty Inspections	Year 5, 10, 15	Full roof inspection required by an approved applicator. Any surface coating and laps must be sound. Recoating with DUCAN coating may be required. Any damage to the membrane must be repaired. Evidence of regular cleaning / maintenance should be apparent. Provide WPS with an inspection report to file.
4. 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 a heatweld patch ensuring good laps around the perimeter using the heatweld system. 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 traffable area, they should be left and inspected every 12 months.
	Lap failure	As required	Open up the lap with pointing trowel, clean out dirt and ensure no moisture. Heatweld lap using hot air welder.
	Blisters	As required	As for ridges/buckles, the decision to cut blisters out 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 heatweld 150mm wider around all sides.
	Mould growth	As required	Clean using light detergent or mould inhibitor as recommended by the supplier of cleaning agents.