



5 Maintenance Recommendations For Preserving The Service Life Of Your Low Slope Or Commercial Roof

At Western Colloid 40 years of manufacturing superior roof systems has put us on thousands of roofing projects. We have seen the difference a maintenance program can make on the life of your roof.

All statistics show roof maintenance saves you money in the long run and the short term. Although a roof could be a tenth of the cost of erecting a building it can be the majority of the cost of maintaining it.

1 Inspect your roof.

- Your roof system should be inspected yearly by installing contractor, owner or owners agent and address the following items; (This inspection is most effective if performed in the fall prior to the rainy season). An inspection after a severe weather event is also recommended.
- Look for any owner/tenant improvements to be sure flashings and “tie-ins” were performed properly by the approved contractor.
- Look for any water on the roof surface from coolers, condensers or air conditioning units that are not properly channeled to drains by means of overflows or drain pipes. If any are found, install overflows or piping as necessary.
- Look for any wrinkling, cracking or peeling of the roof surface. If found, contact your installing contractor.
- Look for any serious contamination of roof surface such as grease or chemicals from vents.
- Clean all leaves, dirt or other debris from roof surface. Pay special attention to valleys and waterways.
- Make sure that all drains, scuppers, overflows, gutters and downspouts are clean and open. Make sure that all drains have proper baskets or strainers to keep any debris from blocking drains and downspouts.
- Clean all ponding areas around drains and scuppers of sediment and debris at least yearly.
- Inspect all roof penetrations, vents, pipes, and flashings. Reseal as necessary using Elastic Cement, flashing compounds, using fabric if needed.
- Inspect all curbs, base flashings and wall terminations. Reseal as necessary using Elastic Cement, flashing compounds, using fabric if needed.
- Look for any damage to the roof membrane caused by other trades or tenants and report to installing contractor for proper repair.





In addition to the inspection

- 2** Report any leaks to your installing contractor as soon as possible.
- 3** Co-ordinate the installation of new equipment or the modification of the roof structure with the original installing roofing contractor to be sure that all flashings and tie-ins are done properly.
- 4** Contact the original installing contractor or the manufacturer during the year prior to the end of the warranty for an inspection and recommendations on any additional maintenance that may be required to further extend the life of the membrane and the warranty.
- 5** Keep a log if possible of tradesmen and personnel that access the roof along with a record of inspections as this information may be necessary for warranty compliance.

Of course we realize that your primary contact is your installing contractor. If unable to contact the original contractor for information and questions please feel free to contact your local Western Colloid representative.

We offer solutions not just products!



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