



LASTING ROOF PROTECTION™

ROOF MAINTENANCE WARRANTY GUIDELINES

Congratulations on your new ROOF X TENDER® Roof System! With routine inspections and proper maintenance, your new roof will be an invaluable asset to your building.

The guidelines presented in this pamphlet are designed to provide the building owner and maintenance personnel with an understanding of proper maintenance procedures and establishing a regular inspection and roof maintenance program as required under your ROOF X TENDER® Warranty.

Your new ROOF X TENDER® products need to be properly maintained and cared for. As with cars, buildings, machinery, and other assets, a consistent and routine maintenance plan is critical to the long-term performance of your new investment. A thorough and detailed maintenance plan can provide many long-term benefits such as extending the life of your roof, lowering the life-cycle cost of roof replacement, identifying potential problems before they create damage to other parts of the building or its contents, and a planned, organized approach to the management of your roof asset.

Roof inspections should be contracted with and conducted by a licensed roofing contractor or a RRC (Registered Roof Consultant) along with the building owner or maintenance personnel responsible for rooftop conditions.

Inspections and Requirements

All roof systems require periodic maintenance and should be inspected a minimum of twice a year, once in the spring and again in the fall. If roof conditions are subject to unusual conditions, inspections should take place on a more frequent basis. Roofs should always be inspected after severe weather, storms, earthquakes, or structural damage to the building.

A preventative maintenance inspection consists of a thorough visual inspection and documentation of the roof system including penetrations, metal components and accessories, flashings, adjacent walls, mechanical equipment, or any other special conditions that can impact the roof system's waterproof integrity. These inspection reports should be written and kept in a file. Pay special attention to penetrations, pitch pans, metal edging, and flashings, as leaks are most likely to occur in these locations.

Repairs

The intent of preventative maintenance is to enable building owners to proactively identify and implement solutions to roof system problems before they become widespread. In many cases if a problem is identified early and properly repaired, the extent and cost of repairs will be significantly less than if problems were unattended.

Roof Membrane & Flashings: Ensure all flashing membranes are in good condition. Pay close attention around all drains, equipment, penetrations, and in waterways. Check for signs of stress, cracking, splitting, wrinkles, blisters, etc. Ensure that there is no foreign matter including but not limited to balls, shoes, tools, branches, oils, chemicals, liquid, or other objects on the roof membrane. If objects are present, remove, clean where appropriate, and closely inspect for signs of physical damage.

Roof Drains: Ensure roof drains are clear and free of all debris. Positive drainage must be maintained to ensure that all water is removed from the roof surface. Check drain covers and verify they are tight and properly fastened.

Pitch Pans: Check all pitch pans for shrinkage. As sealants shrink over time and water may begin to sit on the top of the pitch pan causing rust, leaks, and deteriorate the pitch pan or support.

Metal Flashings: Inspect all metal flashings, counterflashings, copings, seams, joints, and other areas for signs of rust. If rust is present, treat the appropriate areas using a rust inhibitive primer. Ensure the flashings are properly attached and sealed. Any damaged areas should be re-secured and re-sealed using appropriate product.

Gravel Stops: Check all gravel stops and metal edging to ensure they have remained properly fastened and secure. Check for wind damage or stress related wear at the juncture of the roof membrane and the metal edging. Ensure that the membrane remains thoroughly adhered and that no cracks or fishmouths are present.

Penetrations: Inspect penetrations for signs of wear. Ensure that the base of the penetration remains completely sealed and attached to roof membrane.

If you have questions regarding your roof maintenance warranty guidelines, please email us at warranty@roofxtender.com.