



Roof Sealing Tips

4 EASY & COST EFFECTIVE STEPS TO ROOF REPAIR AND MAINTENANCE

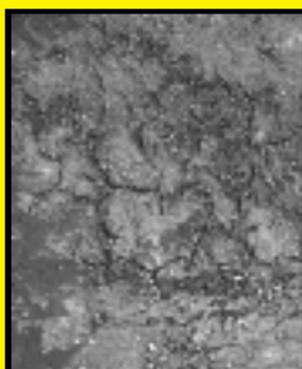
STEP 1: HOW TO FIND A LEAK

INTERIOR: A good starting point is to check the attic ceiling for water stains, drips, or wet spots. Remember, water may enter through the roofing membrane at one point, travel along the roof deck, rafters or pipes, and then drip through the ceiling at an entirely different point.

EXTERIOR: When examining your exterior roof surface, always use extreme caution and appropriate safety equipment. Once on the roof, inspect flashings, drains, vents, ridges, valleys, skylights, seams, joints, parapet walls, copings, and hips. Look for deterioration of surface including alligatoring, splits, cracks, blisters and broken shingles. If any of these conditions exist, there is a good possibility that this is where the water is entering the roof. Keep in mind, the water may be entering from more than one spot, so a thorough inspection is required.

COMMON PROBLEM AREAS

SPLITS & CRACKS



FLASHINGS OR PARAPET WALLS



ROOF PROJECTIONS



STEP 2: HOW TO CHOOSE THE RIGHT PRODUCT

PRODUCT SELECTION & USE GUIDE	PRODUCT SELECTION & USE GUIDE										
	Patch Wet Surfaces	Patch Dry Surfaces	Splits/Cracks/Seams	Loose Shingles	Around Projections	Flat-Poor Drainage	Sloped-Good Drainage	Adhere Roll Roofing	Seals Foundations & Below Grade	Reduces Interior Temp	Gutters
Flashing Cement	BETTER TROWEL	BETTER TROWEL	BEST TROWEL	BEST TROWEL	BEST TROWEL						
Leak Stopper Rubberized Roof Patch	BEST TROWEL	BEST TROWEL	BEST TROWEL	BEST TROWEL	BEST TROWEL						BEST TROWEL
Wet-R-Dri Plastic Roof Cement	BETTER TROWEL	BETTER TROWEL	BETTER TROWEL	BETTER TROWEL	BETTER TROWEL						
Fibered Roof Coating						BETTER BRUSH	BETTER BRUSH				GOOD BRUSH
Cold Process & Lap Adhesive								BEST BRUSH			BETTER BRUSH
Non-Fibered Foundation & Roof Coating								BEST BRUSH			
Fibered Aluminum Roof Coating						BETTER ROLLER	BETTER ROLLER				GOOD ROLLER
White Elastomeric Roof Coating							BEST ROLLER				BEST ROLLER

STEP 3: HOW TO REPAIR A LEAK

The importance of proper preparation cannot be stressed enough when applied to roof repair. While roof coatings do an outstanding job of adding years of life to your roof, none of them will give you optimum performance unless all damaged areas are properly repaired prior to coating. All surfaces must be clean and free of surface rust, scale or any other loose material. Also, drains should be properly connected and cleared so water can drain properly.

A. SPLITS, CRACKS, SEAMS, SEPARATIONS, GUTTERS, VALLEYS, & SKYLIGHTS

FIRST: Using a trowel or putty knife apply **Leak Stopper™ Roof Patch** to problem area spreading material 1/8" to 1/2" thick and 1" or 2" past the problem area.

SECOND: Cut a piece of **Asphalt Saturated Glass Fabric** the same size as the cement applied and embed fabric into cement.

THIRD: Apply a top coat of cement over fabric.

B. BLISTERS

FIRST: Using a utility knife, cut an 'X' through the blistered area and fold back the flaps to let dry. **Caution:** on warm or hot days, entrapped water may be extremely hot underneath blister.

SECOND: Apply **Leak Stopper™ Roof Patch** to exposed area and fold back flaps over cement (to original position).

THIRD: Nail down flaps embedding them into cement. Finish by following steps in Section A.

C. PARAPET WALLS, COPINGS AND FLASHING

FIRST: Loose coping on top of parapet wall should be set in **Wet-R-Dri Roof Cement** or **Flashing Cement**, then sealed.

SECOND: Waterproof entire wall with a layer of **Wet-R-Dri Roof Cement** or **Flashing Cement** to prevent water absorption and crumpling due to freeze/thaw cycles.

THIRD: Repair fire walls and areas immediately surrounding vents, ducts and drains by following steps in Section A.

STEP 4: HOW TO MAINTAIN A LEAK-FREE ROOF

PREVENTING COSTLY REOCCURRING LEAKS OR PREMATURE ROOF REPLACEMENT

You have just spent your hard earned money and valuable time repairing your roof. The last thing you want now is for the leaks to return or new ones to form. To prevent this, you should develop a maintenance program which will minimize these costly repairs over the life of your roof.

THIS PROGRAM SHOULD INCLUDE:

1. Annual roof-top inspections (spring).
2. Repair of potential roofing problem areas.
3. Application of reflective roof coatings.

Many people do not realize the sun causes most of the damage and deterioration to your roof. Harmful light and ultra violet radiation deteriorate your roof every day. Some roofs can absorb up to 85% of the sun's rays and reach temperatures close to 180°F, certain coatings will reflect up to 90% of these rays and prevent thermal breakdown of roofing materials. By reducing the temperature of the roof, the life of your roof will be extended. Reflective coatings are also a great way to reduce your interior cooling costs.

It is just as important to apply reflective coatings in the northern climates as it is in the south. In the hot sun they reflect destructive rays which reduce cooling costs, and in the winter the coatings act as an added layer of insulation and protection from ice and snow. Tests have proven that roofs with reflective coatings last substantially longer than the same roof with standard coatings only. Preventative care will prolong and/or avoid costly roof replacement.

The recommendations below will help you select the best reflective coating for your roof type.

PROTECTING YOUR ROOF SURFACE FROM DETERIORATION

ROOF TYPE:	PRODUCT:
Built Up Roofs	Fibred Aluminum Roof Coating or White Elastomeric Roof Coating
Metal Roofs	Aluminum Roof Coating or White Elastomeric Roof Coating



GARDNER CARRIES A FULL LINE OF ROOF
REPAIR PRODUCTS AND SEALANTS.