
ARDEX CARE AND MAINTENANCE GUIDE

Congratulations on your newly installed System ARDEX roofing membrane. The long successful history of bituminous and butyl-based roofing membrane installations has led to these membrane systems being taken for granted with little or no maintenance regime to ensure the longevity and water tightness of the membrane system. This booklet, is designed to help you understand your role as the project owner and to communicate that correct, regular maintenance of your membrane roof or deck will ensure the best, long-term performance of the membrane system which may relate to the scope of your warranty.

INSPECT YOUR ROOF

The roof is exposed to all extremes of weather as well as airborne pollution and, in some instances, the activities by a variety of different trades damaging the applied membrane.

The result is that these exposed membranes age by losing the volatile butyl and bituminous components over time while physical damage is left unreported.

Regular inspections are recommended at least twice per year and any remedial action required is to be completed as soon as possible. This includes checking the associated items such as the drainage system is not blocked and any new fittings that have penetrated the applied membrane are correctly detailed.

We have created a list of recommendations to help you identify particular issues that may result in damages to your roof either immediately or over time.



INSPECTION GUIDELINES

A care and maintenance log, or similar record, is the minimum requirement to document your bi-annual inspections. See the ARDEX maintenance log and checklist for your convenience at the back of this guide.

You must inspect your waterproofing system at least two times per year, ideally before and after winter. Be sure to document each date the waterproofing is accessed for the purposes of an inspection, maintenance or other work that may have an effect on the waterproofing system.

AREAS TO INSPECT:

Inspect the membrane laps including the details around any fittings penetrating the membrane, looking out for any detachment, damage or openings.

Check for any physical damage to the membrane such as bubbling, cracking or detachment from the substrate.

Inspect all gutters and drainage systems for blockages, and clean out if required.

Check for vegetation growth on the membrane which can occur in-between the groves of the laps or on the surface of the membrane if there is any pooling of water occurring.

The roof area should not be used for storage. Remove any stored items and any natural debris which may have landed on the roof e.g. branches, leaves etc.

ARDEX GENERAL CARE RECOMMENDATIONS

Provide proper drainage. Keep the roof surface and gutters clean of debris- leaves, twigs, paper or accumulated dirt particularly around drains to prevent them from blocking. Ponding water on the surface of the membrane increases the risk of moisture ingress at membrane laps, or in the event of a puncture or cut in the membrane.

Avoid membrane exposure to chemicals, petroleum products an solvents, grease & oils (including kitchen fats)

Exercise care with tools and equipment, where it is necessary for workers to be on the roof to service equipment. When servicing units, care should be taken when placing doors, lids or sharp objects on the membrane surface. When moving units or equipment on roofs, avoid damage by using protective boards over the membrane prior to moving the equipment.

Remove debris. Such as glass, bolts, nails, screws, metal shavings, etc and any other material that may cause punctures or cuts to the membrane.

Take photos of any found damage to the membrane and arrange for immediate repair through an ARDEX Approved Installer.

Ensure you never use the roof as a terrace, patio or balcony without adequate protection or approval from your qualified ARDEX installer.

Do not allow anyone to access your roof unless they are authorised personnel who are aware of the damages that can be caused to the membrane.

Ensure the membrane is always used for the purpose for which it was intended. Please avoid using the membrane for festive decorations, storage or placement of tables and chairs.

Always ensure you seek guidance from a roofing contractor after any third party modifications to your roof. For example seek guidance after air-conditioning or telecommunication disks have been installed to ensure they haven't compromised the structural integrity of the membrane.

It is your responsibility to ensure you obtain, keep and provide the correct documentation of the membrane installation and any remedial work completed thereafter, from the installer. These documents can include but not limited to a PS3, workmanship warranty, a materials warranty and an applicators training certificate. These documents may be requested by local councils for Code of Compliance.

CLEANING

Membrane roofs and decks should be cleaned at least once annually, using a neutral detergent. Caustic or acidic cleaners should be avoided.

Using a brush broom and water simultaneously may cause your roof covering to lose granules. Use cleaning methods without water to remove solid residues, such as mud and leaves. Use tools that will not damage the membranes, such as plastic shovels. Once residues are removed, you can clean the membrane surface with running water without damaging its covering.

High pressure water blasting is not recommended unless used by a professional membrane installer due to the intensity of the water tearing heat-welded laps.



MAINTENANCE LOG

DATE: _____ COMPANY NAME: _____

INSTALLER NAME: _____ APPLICATOR NO# _____

ACTIONS/ NOTES: _____

DATE: _____ COMPANY NAME: _____

INSTALLER NAME: _____ APPLICATOR NO# _____

ACTIONS/ NOTES: _____

DATE: _____ COMPANY NAME: _____

INSTALLER NAME: _____ APPLICATOR NO# _____

ACTIONS/ NOTES: _____

DATE: _____ COMPANY NAME: _____

INSTALLER NAME: _____ APPLICATOR NO# _____

ACTIONS/ NOTES: _____

INSPECTION CHECKLIST

- Inspected all flat surface laps where the membrane is joined together.
- Inspected membrane laps/details around any fittings or external materials penetrating the membrane.
- Check for any physical damage to the membrane such as bubbling, cracking or detachment from the substrate. Record any damages if required.
- Inspected all gutters and drainage systems for blockages, and cleaned out if required.
- Removed all vegetation growth occurring on the membrane.
- Removed any storage items that have been left of the membrane
- Removed all natural debris such as branches, leaves, stones etc.
- Have cleaned the membrane with a neutral detergent.
- Recorded any large pools of water staying on the roof for extended periods of time.
- Have taken photos and made a record of any damages located on the roof.
- Have contacted an ARDEX Approved Applicator for any repairs needed to the membrane.
- Have created a maintenance log of all repairs and modifications that have occurred to the roof. Including air conditioning, TV dish installs etc.

