



TECHNICAL BULLETIN – TB213

MAINTENANCE OF BUYNOL ROOF MEMBRANES

31st July 2024

INTRODUCTION & SCOPE

This document outlines recommended procedures and time intervals for the ongoing maintenance and performance of roof or other areas with an ARDEX Butynol® or Weldtec sheet membrane (ARDEX WPM 712 and ARDEX WPM 715) as the final finished surface. Following these procedures will ensure continued warranty coverage during the nominated period.

WHY INSPECT?

The roof is exposed to all elements, including foot traffic, which slowly ages the membrane until its service life ends.

A roof requires regular inspections and prompt repairs.

If you cannot show that the roof has been maintained, you may not have a case to enforce a claim on the manufacturer's warranty.

Experienced facility managers know a roof should be inspected at least twice a year to maintain this warranty.

PERIODIC ROOF INSPECTIONS

Inspections are mandatory every 6 months and immediately after any work is completed on the roof. A "Roof Maintenance Inspection Checklist" should be used to assist in the inspection procedure.

An example inspection checklist form is located at the back of this guide. This will help to ensure a complete and thorough inspection.

Notes and photos should be taken, and a sketch completed illustrating areas of concern.

Reports of previous inspections should be reviewed before subsequent roof inspections are done.

AREAS TO INSPECT

The following are critical areas for any inspection.

Gutters and drains—for twigs, leaves, dirt, and debris. These can cause damage by restricting normal flow and preventing positive drainage.

Check the screens, strainers, fasteners and seals to assure that there is no damage to these items or leakage.

Flashing, parapet walls, expansion/control joints – for cracks or splits and ensure that they are sealed effectively.

Masonry walls – should be checked for moisture penetration, deterioration or de-bonding of the membrane.



Surface area of the roof – for physical and mechanical damage caused by equipment or vandalism. This also includes any unauthorized work/maintenance associated with HVAC, electrical, plumbing, or installations of equipment. Check the Butynol membrane in these areas to ensure that there is no damage to the membrane.

WHEN TO CALL THE CONTRACTOR

Before any work/alterations/rectifications are commenced, call the contractor. If bubbles, leaks, or damage are noted, the installation contractor must be contacted immediately, as failure to do this will void your warranty if it is still within this period.

If the contractor does not adequately address any questions concerning the system, contact the manufacturer.

PREVENTATIVE MAINTENANCE

Roofs should not be used to store building materials, signs, or other unnecessary equipment. This will require a complete re-assessment of the roof.

Limit foot traffic as much as possible, and maintenance personnel should be the only foot traffic on the roof.

If regular foot traffic is anticipated, walkways should be installed to protect the roof membrane.

ANY SUBSEQUENT DAMAGE/DEFECTS IN THE MEMBRANE SYSTEM

The original contractor must be informed to arrange an inspection and to carry out rectification work to retain the remaining warranty period on the system.

If you notice internal leaks, contact the original contractor so he may inspect the roof to confirm if the leaks are attributable to damage.

A sample inspection plan is shown on the following page.



Building tomorrow

Semi-annual maintenance inspection checklist

Roofing system substrate: _____	Applicator: _____
Building: _____	Roof selection: _____
Inspected by: _____	Completion date: _____
Warranty team: _____	Inspection date: _____

	PROBLEM		OBSERVATIONS	REPAIRS		
	NO	YES		Repairs by whom		Date
				Owner	Applicator	
ROOF CONDITION						
General						
Debris						
Walkways						
Substrate						
Leaks						
Drainage						
Roof drains						
Scuppers						
Gutters						
Downspouts						
Ponding						
Membrane						
Adhesion						
Cracks						
Mechanical damage						
Blisters						
Cracks						
Vandalism						
Bird damage						
Storm damage						
Soft & spongy						
Wet						
PENETRATION						
Pipes						
A/C Units						
Vents						
Skylights						
Expansion joints						
Ducts						
Walls						

Use the following symbols when preparing a roof sketch:

P>	Photographs	EX	Excessive Ponding			E	Exposed foam
O	Roof drains			DT	Flashing or Edge treatment defect		
X	Mechanical drainage	S#	Slit number				OF
FB	SPF blister			FC	SPF cracks		
		FT	Rough foam texture				

IMPORTANT

This Technical Bulletin provides guideline information only and is not intended to be interpreted as a general specification for the application/installation of the products described. Since each project potentially differs in exposure/condition specific recommendations may vary from the information contained herein. For recommendations for specific applications/installations contact your nearest Ardex Australia Office.

DISCLAIMER

The information presented in this Technical Bulletin is to the best of our knowledge true and accurate. No warranty is implied or given as to its completeness or accuracy in describing the performance or suitability of a product for a particular application. Users are asked to check that the literature in their possession is the latest issue.

