



TECHNICAL BULLETIN - TB269.001

Waterproofing Maintenance Guide – ARDEX Torch Applied Membranes

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INTRODUCTION & SCOPE

To maintain the durability of exposed ARDEX Waterproofing Membranes, it is essential to adhere to a regular maintenance plan outlined in this guide. Routinely inspecting and cleaning the waterproofing membrane will help detect any damage early on, enabling prompt repairs to prevent extensive widespread damage over time.

FOCUS AREA

Key inspection areas such as but not limited to are walkways, drain outlets, down pipes, gutters, scuppers, penetrations, skylights, air conditioning units, plant equipment, walls, expansion, and construction joints.

Check for signs such as membrane cracking, blistering, tears, splitting, or severe loss of mineral stones on mineral surface finished membranes. Other types of damage caused may include mechanical (i.e., maintenance staff) or physical from storm damage, fallen tree/branches and debris, vandalism, or damage from wildlife.

FREQUENCY

All areas should be inspected every 6 to 12 months to determine potential deterioration or damage to the membrane. Coastal areas may require more frequent inspection periods (i.e., every 3 - 6 months).

CHECKLIST

General surface – Examine the whole of the general area and note any areas of stress, bubbling or blistering, delamination from the substrate or within the torch-on membrane system and note the extent and type of defects.

Surface condition – Check for accumulated rubbish, silt, leaves, branches, or plant growth, including moss, mould or lichen infestation and the overall condition of the membrane.

Overlap welds – Check all overlap welds in the membrane and flashing to ensure they are fully bonded to the membrane, watertight and functioning as required.

Surface protection – Check that the surface protection layer is in satisfactory condition, i.e. no bare patches of mineral chip or peeling and badly oxidizing paint film.

Flashings – Check all flashings are intact, fully adhered, not ruptured, and functioning as required. Note any bad rippling, distortion, or stress areas.

Upstands – Check all upstands are intact, fully adhered, adequately protected, and functioning as required. Note any areas of distortion or stress.

Penetrations – Inspect the membrane around each penetration to ensure that the flashings are intact, not ruptured, adhering, and performing as required.



Edge trim – Check for suspect movement or stress areas, ruptures, de-lamination or displacement at junction places or adjacent surfaces.

Abutting construction – Check parapet wall and other adjacent structures' flashing and/or linings for damage, rippling, distortion or areas of distress and cracking.

Expansion joints – Check movement or expansion joint upstands, flashing or capping to ensure they are functioning as required.

Roof fixtures – Check all roof fixtures and fittings, flashings, collars etc. are sound, not loose or suspect.

Substrate – Check for depressions and ponding created by deflection in substrate and investigate the cause.

Drainage – Check all gutters, sumps, outlets, and rainwater discharge points to ensure they are clear of rubbish and clean. Inspect all welds and flashings and note any rippling, distortion, or stress areas.

Sealants – Inspect all sealants to ensure they are not faulty and are performing as required. Note any areas of concern.

Inside building – Check the interior of the building for any staining or dampness signs that would indicate moisture ingress or condensation.

KEY NOTES

Record all observations and actions taken, including photographing the findings. Specifically note the date of initial detection, along with details on severity, location, and affected area(s). Any required inspection / maintenance / repairs should be carried out by the original contractor to ensure cohesion on the agreed warranty terms and conditions or a suitably qualified contractor. For further information please contact ARDEX Technical Services on 1300 788 780 or email technical.services@ardexaustralia.com.au.

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.

Australia: 1300 788 780

New Zealand: 643 384 3029

Web: www.ardexaustralia.com

email: technical.services@ardexaustralia.com

Address: 2 Buda Way, Kempers Creek NSW 2178