



## TECHNICAL BULLETIN – TB269

### WATERPROOFING MAINTENANCE GUIDE – ARDEX TORCH-ON MEMBRANES

3<sup>rd</sup> September 2024

#### INTRODUCTION & SCOPE

Adhering to a regular maintenance plan outlined in this guide is essential to maintaining the durability of exposed ARDEX waterproofing membranes. Routinely inspecting and cleaning the waterproofing membrane will help detect any early damage, enabling prompt repairs to prevent extensive, widespread damage over time.

#### FOCUS AREA

Key inspection areas are 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 inspections (e.g., every 3 - 6 months).

#### CHECKLIST

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

**Surface condition** – Check for accumulated rubbish, silt, leaves, branches, or plant growth, including moss, mold, 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 that** 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 to, 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 the 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 function 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 the 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 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 and 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 and whether the installer is a suitably qualified contractor. For further information please contact ARDEX Technical Services on 1300 788 780 or email [technical.services@ardexaustralia.com.au](mailto: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.

### **REASON FOR REVISION-ISSUER**

Change of slogan and address

### **DOCUMENT REVIEW REQUIRED**

36 months or whenever third-party suppliers change their recommendations.

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