



## TECHNICAL BULLETIN – TB272

# WATERPROOFING MAINTENANCE GUIDE ARDEX WELDTEC WPM715

4<sup>th</sup> September 2024

### INTRODUCTION & SCOPE

Adhering to a regular maintenance plan outlined in this guide is essential to maintaining the durability of the exposed ARDEX Weldtec™ WPM 715 waterproofing membrane. 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 include but are not limited to, walkways (maintenance only), 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, or splitting. Other types of damage may include mechanical (e.g., maintenance staff) or physical damage from storm damage, fallen trees/branches, 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).

### SUGGESTED CHECKLIST

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

**Surface condition** – Check for accumulated rubbish, silt, leaves, salt, 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, watertight, and functioning as required.

**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 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 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 signs that would indicate moisture ingress or condensation.

## CLEANING

Use a neutral-pH cleaner or detergent and apply it using a soft-bristle broom. Scrub the membrane surface to loosen salt, dirt, dust, grime, etc., and wash down under a low-pressure spray using clean water only.

## LOCALISED REPAIR

If, during the inspection / cleaning / preparation process, the membrane has been damaged / removed back to the original substrate, then an Accredited ARDEX Weldtec™ Applicator will be required before reapplication of the ARDEX Weldtec™ WPM 715 Waterproofing Membrane.

Solvent wipe both surface areas of ARDEX Weldtec™ WPM 715 (top of existing membrane and underside of new membrane) and allow to flash-off. The new rectification piece of ARDEX Weldtec™ WPM 715 must overlap onto the existing ARDEX Weldtec™ WPM 715 surface by 50mm minimum.

## 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 the validity of the warranty terms and conditions.

### **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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