



Maintenance and Repair Guidelines

For your Malarkey Warranted Roof System

General Information

Thank you for choosing Malarkey Roofing Products to provide your new roof system. A roof system protects your investments, and we at Malarkey appreciate the responsibility that you have given us as your supplier. We take this responsibility most seriously and will do all in our power to assure you a quality roof that provides protection season after season. As the new owner of a Malarkey roof system, there are things you can do to ensure that the performance of your new roof extends beyond the warranty period. Care of the roof is generally simple and the efforts put forth on periodic maintenance will pay you dividends in extended roof life and reduced problems over the life cycle of your roof.

Malarkey system warranties are provided on applicable roof systems that are pre-approved by Malarkey and installed by an approved Malarkey applicator in good standing. While Malarkey does not own or operate roofing applicators, we do “approve” roofing applicators to apply warranted systems. Only established contractors who, through their reputation in the industry and community, have proven that they apply roofs in a professional manner are eligible to construct and repair Malarkey roof systems. The appellation “Malarkey Approved Roofing Contractor” identifies a contractor who has met our requirements and is eligible to apply for a Malarkey roof warranty, but it does not designate him as an agent for Malarkey.

Additional information concerning your roof or specific conditions can be obtained from Malarkey.

Procedure for Reporting and Repair of Leakage

Should your roof develop a leak, it is very important that it be handled expeditiously! If left unrepaired, leaks can not only damage the building and its contents, but can also damage your roof system. For example, your roof may develop blistering due to leakage, which can cause premature failure of your roof system.

If a leak is discovered, it should be reported immediately to Malarkey Technical Services Department by calling 1-800-545-1191 or by fax to 1-503-283-5405. Our hours are 7:00 am to 5:00 pm, Monday through Friday, US Pacific Coast Time.

Once the leak is determined, Malarkey will either authorize repairs under the terms of the warranty or, if not a covered item, will inform you of the findings and work with you to remedy the problem. The original contractor must perform repair work performed in the first two (2) years of a Malarkey warranty. If this presents a problem, we will work with you to see if other arrangements can be made. In most cases, if the work is not performed by the original contractor during the CONTRACTOR'S warranty period, it can jeopardize the warranty you received from the original roofing contractor. (This is a separate warranty from the contractor, not to be confused with Malarkey warranty.)

Repairs made at any time during the warranty period must be performed by a Malarkey Approved Roofing Contractor to avoid jeopardizing your Malarkey roofing systems warranty. Special circumstances can always occur, contact Malarkey for details or assistance.

Corporate Office: 3131 N. Columbia Blvd., Portland, OR 97217-7472 • P.O. Box 17217, Portland, OR 97217-0217

Telephone: (503) 283-1191 • 1-800-545-1191 • FAX: (503) 289-7644

Alterations and Modifications

Malarkey recognizes that alterations or modifications to a building are sometimes necessary for a variety of reasons. For your Malarkey warranty to remain in force, Malarkey requires that any alterations or modifications that effect or contact the roof system be pre-approved in writing by Malarkey. Unauthorized alterations or modifications will jeopardize or place restrictions on all or part of the Malarkey warranty.

Warranty holders can easily obtain approval for properly designated alterations and modifications by submitting a written request along with detailed roof drawings of the alterations and their locations on the roof to:

Malarkey Roofing Products
Technical Services Department
P.O. Box 17217
Portland, OR 97217-0217 USA

At Malarkey's discretion, inspection of the alterations to your roof system may be required. Verifications of completed alterations and/or modifications may sometimes be achieved by submission of photographs. Please enclose an explanation of the repair procedures to the above address. If an inspection is required, depending on circumstances, there may be a charge for the inspection service. Should an inspection of your roof system be required, costs are limited to Malarkey's reasonable out of pocket expenditures, including travel.

Inspection Practices

Malarkey recommends that you have semi-annual inspections performed by a qualified individual, preferably in the spring and fall. Inspections are also recommended after a severe storm, after maintenance is performed on rooftop equipment or when the roof is used as an access path for any purpose. A log of all persons working on the roof or using it as an access is recommended. Such a log should contain name(s), date, a brief description of activities and their locations on the roof. Such a log may assist in more rapidly determining leak locations and the cause if damage should occur to your roof system.

During an inspection, the condition of all roof components should be reviewed, noted and photographed. These can then be forwarded to Malarkey if warranty work is needed, or used by the contractors to bid work. The selection of a contractor for repair work should be done in conjunction with Malarkey. As noted in the section titled **Procedure for Reporting and Repair of Leakage**, *the selection of the contractor can affect your warranty. Use only Malarkey Approved Roofing Contractors on warranted roofs. Obtain pre-authorization for all repairs and/or alterations. A current list of Malarkey Approved Applicators may be obtained from Malarkey's Technical Services Department.*

Specific Areas of Inspection

Built-up Roof Systems

Roof system and Base Flashings: Carefully check the entire roof surface and vertical base flashings for signs of abnormal conditions such as:

- Wrinkles
- Excessive wear and tear or surfacing loss
- Damage such as cuts, punctures or breaks
- Visible attacks by spilled chemicals or environmental contaminants

Wind or storm damage

Areas in need of repair must be corrected with like procedures and materials. Variations to the original application methods may be needed depending upon job circumstances. These variations must be pre-approved by Malarkey.

Metal Flashings and Roof Accessories

Gravel-stops/Edge Metal: Check carefully for separation between the membrane and metal, rusting, wind damage or breaks at lap joints. Re-secure as needed and reseal using like membrane sheets embedded in a uniform layer of hot asphalt or plastic roof cement.

Metal Roof Jacks: Carefully check all pipe and vent locations for cracking or separation of membrane sheets from the metal flanges. Check condition of the secondary seal of roof cement or sealant around the base of the jack. Reseal as needed with plastic roof cement.

Drains and Scuppers: Check all locations and clear the outlets of any obstructions. Ensure drain bolts are tight and clamping rings are not cracked. Check for voids, gaps, or separations between the roof membrane and metal flanges. Repair breaks or voids with like membrane sheets embedded in a uniform bed of plastic roof cement.

Metal Counter Flashings: Check for rust, damage due to wind or vandalism and ensure that metal is securely fastened. Check the condition of sealants. Replace any missing or damaged metal that is not repairable. Re-secure and reseal as necessary.

Pitch Pans: Though not covered by the warranty, check for cracks or separation between the roof membrane and metal flanges. Check the condition of sealant for excessive shrinkage. Repair breaks at flanges with like membrane sheets embedded in a uniform layer of plastic roof cement. Reseal filler with a like material. Fill to a dome-like condition.

Metal Wall Copings, Drip Edge Fascia, and Guttering: Check condition of metal for rust, damage due to wind, vandalism, and the condition of seam covers and sealants. Ensure coping is securely fastened. Replace any missing or damaged metal that is not repairable. Re-secure and reseal as necessary.

Roof-mounted Equipment: Curb-mounted vents, ducts, skylights and air conditioning units must be checked for damage from service personnel, wind damage and leakage of chemicals. Minor damage is repairable by applying like membrane sheets adhered in hot asphalt or cold adhesives.

Note: Three coursing with plastic roof cement and reinforcing fabric may be substituted for like membrane sheets on small repairs or irregular surfaces. It is recommended that exposed roof cement be coated with granules or reflective coating. **The owner or in-house maintenance persons can do many maintenance repairs, but Malarkey recommends that all significant repairs or work that requires a working knowledge of roofing is best left to a Malarkey Approved Roofing Contractor.**

Shingled Roof Systems

Roof system and Base Flashings: Carefully check the entire roof surface and vertical base flashings for signs of abnormal conditions such as:

- Wrinkles
- Loose tabs
- Excessive wear and tear or surfacing loss
- Damage such as cuts, punctures or breaks

Visible attacks by spilled chemicals or environmental contaminants
Wind or storm damage

Areas in need of repair must be corrected with like procedures and materials. Variations to the original application methods may be needed depending upon job circumstances. These variations must be pre-approved by Malarkey.

Shingles: Carefully check the shingles for any tabs that may be loose. Hand-seal any loose tabs with a spot of roof cement.

Chimneys, Walls, Skylights, Vents: Check that:

Metal step flashing and counter flashing is present and secure.
A continuous bead of urethane seals is present along the top of the counter-flashing and that it ensures a watertight condition.
Shingles are embedded in roof cement where they contact the metal flashing.

Drip Edge Fascia, and Guttering: Check condition of metal for rust, damage due to wind, vandalism, and the condition of seam covers and sealants. Ensure coping is securely fastened. Replace any missing or damaged metal that is not repairable. Re-secure and reseal as necessary.

Roof-mounted Equipment: Curb-mounted vents, ducts, skylights and air conditioning units must be checked for damage from service personnel, wind damage and leakage of chemicals.

Metal Roof Jacks: Carefully check all pipe and vent locations for cracking or separation of shingle from the metal flanges. Check condition of the secondary seal of roof cement or sealant around the base of the jack. Reseal as needed with plastic roof cement.

Cleaning the Roof Surface, Gutters, and Downspouts

Roofs should be kept clean on a regular basis. All trash, debris and dirt that accumulate should be collected and removed from the roof. Leaves and foliage must be kept from hindering drainage of water in valleys and outlets.