TAMKO BUILDING PRODUCTS

33.0 MAINTENANCE RECOMMENDATIONS

Regular maintenance is critical to the performance of a roof. Leaks caused, in whole or in part, by failure to perform proper maintenance are not covered under, and may result in cancellation of, the TAMKO Roofing System Limited Warranty. Costs associated with investigation and/or repairs of leaks which are the result of a failure to properly maintain a roof shall be the responsibility of the owner.

TAMKO RECOMMENDS FOLLOWING A REGULAR MAINTENANCE PROGRAM INCLUDING SEMIANNUAL INSPECTIONS FROM THE TIME A ROOF IS INSTALLED.

SPECIFIC MAINTENANCE ITEMS

This maintenance must be performed at least semiannually to maintain coverage of TAMKO's System Limited Warranty.

Listed below are several items that are the owner's responsibility to maintain, and are not covered by the Roofing System Limited Warranty. To ensure a roofing system will continue to perform to its full potential, check and properly maintain these items on at least a semiannual basis.

Roof Drains	Positive drainage is essential. Keep roof drains and surrounding areas clean to avoid clogged drains. Also check all drain clamping rings for proper attachment.
Pitch Pans	Keep pitch pans full at all times. Check for shrinkage of filler material and refill when needed. Check for proper attachment and sealing of the entire pitch pan assembly.
Metal Flashings	Check these areas at least semiannually. Flashings must be properly attached and sealed so they will remain watertight at all times. Watch out for loose counterflashings, bad caulking, loose copings, and bad joints. Pay close attention to the condition of all metal, including rust or damage caused by wind or other outside sources.
Curbs	Check corners of curbs for condition of tape and cement. Repair as needed.
Roofing Coatings (surfacing)	Check all smooth-surfaced roofing systems for weathering of the surface coating. These systems require periodic resurfacing by a professional roofing contractor. Frequency will vary depending on climatic and environmental conditions.
Parapet	Check walls and copings to keep them watertight. Repair bad mortar joints, caulking, tile or stone copings, etc. This type of deterioration can appear to be a roof leak.
Other Roof	Check and maintain all AC units, ventilators, grease traps, skylights, and other equipment. Make sure they are not discharging any fluids onto the membrane, or causing roof leaks due to improper performance.
General	Keep a TAMKO roof clean and free from all debris including bottles, cans, leaves, branched, rocks, dirt, old machinery, leftover construction materials. grease, oil, etc.

For further information, please contact TAMKO's Technical Services Department.

GUIDELINES FOR ROOF MAINTENANCE

* Conduct inspections at least twice a year, once in the fall and again in the spring. Check for necessary repairs brought on by extreme roof stress during summer and winter months.
* Arrange for additional inspections after severe weather such as extremely heavy rains, hail, high winds, or other hazardous occurrences such as nearby fires or explosions.
* Check the building exterior for settlement or movement. Structural movement can cause cracks and other problems which in turn may lead to leaks in your roofing systems.
* Keep the roof clean and free from debris and vegetation.
* Thoroughly train all maintenance personnel. Teach them what to watch for and how to take care of the roofing system.
* Seek contractors who stand behind their work and are available when needed. Unqualified personnel should not be allowed to maintain or repair a roofing system.
* Avoid unnecessary rooftop traffic.
* Before you allow equipment servicemen to go out on the roof, ask them to exercise caution. Dropped tools or heavy equipment could severely damage the roof. Log all trips to the roof and/or have trained maintenance accompany servicemen.
* Do not allow service personnel to add additional penetrations to the roofing system, unless you are certain that all such penetrations will be flashed by a professional roofing contractor.

  If a roof is covered by a TAMKO System Limited Warranty, the TAMKO Technical Services Department must be notified prior to the addition of a penetration, or any other alteration to the roofing system. Failure to consult TAMKO could result in cancellation of the System Limited Warranty.
* Watch for exposed felt (bare spots) on gravel-surfaced roofing systems that could accelerate deterioration. If exposed felt is detected, contact a professional roofing contractor to examine the roof.
* Open laps, blisters, wrinkling, or ridging can be signs of a roofing problem. If such defects are detected, have the roof inspected and/or repaired immediately.
* Leaks occur most often at flashings, pitch pockets, gravel stops, and other roof penetrations and/or metal flashings. Pay close attention to these areas of a roofing system to avoid preventable damage.
* Don't use incompatible products, products of unproven quality, or purported "cure-all" products on a roof.
* Stick to a maintenance plans. If a roof is ignored after it is installed, or if too much time is allowed to lapse between inspections, preventable problems may escalate into serious roof damage.

TAMKO BUILDING PRODUCTS

Semiannual Inspection Checklist

The following chart is for you to photocopy and record your semiannual inspections.

Building Name: _____

Location: _____

Today's Date: _____ Date of Previous Inspection: _____

Inspected By: _____ Date of Observation: _____

How to use this checklist: If any of these items below require attention and/or repairs, check the box and record information on the reverse side of this sheet. Also attach any additional information if necessary.

I. Supporting Structure

EXTERIOR/INTERIOR OF WALLS

- ☐ Expansion/Contraction
- ☐ Settlement Cracks
- ☐ Deterioration/Spalling
- ☐ Moisture Stains
- ☐ Physical Damage
- ☐ Other _____

EXTERIOR/INTERIOR OF DECKS

- ☐ Securement to Supports
- ☐ Expansion/Contraction
- ☐ Struct. Deterioration
- ☐ Water Stains/Rusting
- ☐ Physical Damage
- ☐ Attachment of Insulation
- ☐ New Equipment Installed
- ☐ Other _____

II. Roof Condition

GENERAL APPEARANCE

- ☐ Debris
- ☐ Drainage
- ☐ Physical Damage
- ☐ General Condition
- ☐ New Equipment Installed
- ☐ Other _____

SURFACE CONDITION

- ☐ Bare Spots in Gravel
- ☐ Alligatoring/Cracking
- ☐ Slippage
- ☐ Other _____

MEMBRANE CONDITION

- ☐ Blistering
- ☐ Splitting
- ☐ Ridging/Wrinkling
- ☐ Fishmouthing
- ☐ Physical Damage
- ☐ Loose Felt Laps/Seams
- ☐ Punctures, Fastener Backup
- ☐ Securement to Substrate
- ☐ Membrane Shrinkage
- ☐ Membrane Slippage
- ☐ Other _____

III. Flashing Condition

ROOF PERIMETER BASE FLASHING

- ☐ Punctures or Tears
- ☐ Deterioration
- ☐ Blistering
- ☐ Open Laps
- ☐ Attachment
- ☐ Ridging or Wrinkling
- ☐ Other _____

COUNTERFLASHING/ TERMINATION BASE

- ☐ Open Laps
- ☐ Punctures
- ☐ Attachment
- ☐ Rusting
- ☐ Fasteners
- ☐ Caulking
- ☐ Other _____

COPING

- ☐ Open Fractures
- ☐ Punctures
- ☐ Attachment
- ☐ Rusting
- ☐ Drainage
- ☐ Fasteners
- ☐ Caulking
- ☐ Other _____

PERIMETER WALLS

- ☐ Mortar Joints
- ☐ Spalling
- ☐ Movement Cracks
- ☐ Other _____

IV. Roof Perimeter Edging

- ☐ Splitting
- ☐ Securement
- ☐ Rusting
- ☐ Felt Deterioration
- ☐ Fasteners
- ☐ Punctures
- ☐ Other _____

V. Roof Penetrations

EQUIPMENT BASE FLASHING/CURB

- ☐ Open Lap
- ☐ Punctures
- ☐ Attachment
- ☐ Other _____

EQUIPMENT HOUSING

- ☐ Counterflashings
- ☐ Open Seams
- ☐ Physical Damage
- ☐ Caulking
- ☐ Drainage
- ☐ Other _____

EQUIPMENT OPERATION

- ☐ Discharge of Contaminants
- ☐ Excessive Traffic Wear
- ☐ Other _____

VI. Expansion Joint Covers

- ☐ Open Joints/Laps
- ☐ Punctures/Splits
- ☐ Securement
- ☐ Rusting
- ☐ Fasteners
- ☐ Other _____

VII. Pitch Pans

- ☐ Fill Material Shrinkage
- ☐ Attachment
- ☐ Other _____

TAMKO®
BUILDING PRODUCTS

SEMIANNUAL RECORD

Item	Problem / Observation & Repair Required	Date of Repair

Notes

Notes