

SUSSEX ASPHALTE

EST. 1948



GENERAL MAINTENANCE

General Maintenance

The following procedure should be carried out after any building maintenance or works such as heating, ventilation and air conditioning work on the roof or at twice yearly intervals (Spring & Autumn) or after any major storms in order to ensure that the roof is maintained in the first class condition, so that any potential problems are identified at an early stage. Any failure in the roofing system resulting from a lack of maintenance may not be covered under the guarantee.

-  Ensure safe access can be gained to the roof and that relevant Health & Safety procedures are followed.
-  Clear all debris from the roof surface, rainwater outlets, chutes, gutters etc. Debris must be Removed from the roof and not simply flushed down rainwater pipes. Where installed, remove the lids of all inspection chambers, access grilles and ensure that all rainwater outlets and downpipes are free from blockages and water can flow freely.
-  Cut back any tree limbs that overhang the roof to give a 1 metre clearance outside the roof edge. This will significantly reduce blockage of drainage ways due to fallen leaves.
-  Remove any vegetation growth that may have occurred, taking care not to damage waterproofing.
-  Ensure that all protective metal flashings (including lead counter flashings) and termination bars to abutment upstands remain securely fixed in place, repair or renew as necessary.
-  Examine all mastic sealant and mortar pointing for signs of degradation, and repair or replace as necessary.
-  Check that all hard landscaping or proprietary surfacing finishes i.e rubber playtop finishes, resin bound gravels, promenade tiles or paving slabs are securely fixed/adhered to the roof surface and in good condition.
-  Ensure that any items of plant/equipment that may have been introduced to the roof are sited on suitable isolated slabs, with additional surface protection beneath, and that any fixings that may have been used to secure them, do not penetrate the waterproofing.
-  The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation should be reported to Sussex Asphalte Ltd immediately, so that arrangements can be made for remedial work to be carried out if necessary.
-  Look for signs of contamination including oil or lubricant leaks caused by plant equipment which might degrade the waterproofing.
-  When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either element has been affected, then Sussex Asphalte should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
-  Any unauthorized alterations to the waterproofing system will invalidate the guarantee. If such situation should arise, then Sussex Asphalte should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.
-  Failure to ensure regular maintenance and lack of recorded maintenance may invalidate the guarantee.