



## **MAINTENANCE REQUIREMENTS**

As the Building Owner, it is necessary for you to provide maintenance for your ***SureCoat Roof System*** and related building components. Listed below are the guideline maintenance requirements and the effects of not performing routine maintenance.

**WARRANTY REQUIREMENTS:** The ***SureCoat Roof System*** must be installed by an Approved Contractor and is subject to certain limitations and requirements regarding maintenance. The system must meet all the specification guidelines put forth by SureCoat Systems®. SureCoat Systems reserves the right to an initial and final inspection to be performed by SureCoat Systems or a representative of SureCoat Systems prior to granting any warranty. This inspection may be performed in person or by requesting pictures as listed on the Warranty Application Checklist. Keep a file that includes maintenance and inspection reports along with pictures taken after each maintenance, ***SureCoat Roof System*** warranty, repairs and maintenance bills and original specifications.

**MAINTENANCE REQUIREMENTS:** The Building Owner must establish and maintain an ongoing roof maintenance program that includes: cleaning and maintaining all drains and HVAC condensation lines, cleaning and removing debris and substances that include grease, dirt, organic matter and cleaning agents or solvents. The owner must establish designated walk areas for equipment maintenance issues and provide walking pads for any traffic areas. Inspections should be performed at least twice per year and after any severe weather. Failures caused by lack of maintenance are not covered under SureCoat Systems' warranties and any repair or inspection due to lack of maintenance will be charged to the owner.

**HVAC CONDENSATION LINES:** All condensation lines must be functional and attached to the HVAC unit and be in proper working order providing positive drainage directly to the designated drain. Damaged or improperly working condensation line will cause undue stress to the roof system and will diminish expected lifespan. Problems created by non-functioning condensation lines include: moisture and ponding conditions on the roof unrelated to weather, growth of mold and mildew causing premature wear to the roof system and potential damage to HVAC unit.

**ROOF TOP EQUIPMENT:** Examine roof top equipment, equipment stands, satellite dishes, antennas, skylights, vents and fans or any other equipment that could allow water infiltration problems. Deteriorated caulking and sealants and broken skylights can cause potential water infiltration problems. Any repairs or replacement of roof top equipment that breaks the ***SureCoat Roof System*** seal, i.e. a break in the monolithic membrane, must be repaired and restored to the original condition using the ***SureCoat Roof System*** materials by the Approved Contractor for this project. If the breach in the system is not repaired by the Approved Contractor using the ***SureCoat Roof System***, this warranty will be void.

**CLEANING AND REMOVAL OF DEBRIS:** The roof surface must be cleaned and maintained by removing debris and substances that include: grease, dirt, organic matter and any cleaning agents or solvents, compressor oil and any plant or animal life. Examine local regulations and environmental limitations in your specific area regarding roof run off. ***SureSkrub™*** is the recommended cleaning product for use with the ***SureCoat Roof System*** and is available through the Approved Contractor. For purposes of general cleaning of the roof, it can be diluted with water.

**ROOF DRAINS:** The drains must be cleaned and free from debris to allow proper drainage of water from the roof. Clogged drains can cause leaks and damage to the roof system. Roof gutters and flashings and all metal work needs to be checked and maintained. Clogged drains, deteriorated roof flashings and gutters will put undue stress on the roof causing premature wear and potential water infiltration problems.

**DESIGNATED WALK AREAS:** Designated walk areas must be established for any equipment maintenance issues and walk pads must be provided for traffic areas. Special attention must be paid to access areas, i.e., roof hatch areas, etc., and such areas must be monitored for wear from foot traffic. Additional walk pads may be necessary for these areas. Excludes and is not intended for pedestrian, observation and recreational applications.

**EXAMINATION OR INSPECTION:** SureCoat Systems does not practice engineering or architecture. Therefore, SureCoat Systems cannot and does not warrant any review of construction or design plans. The owner is encouraged to retain their own inspectors and/or other roof professionals to review any and all roof designs or modifications. Any roof inspections made by SureCoat Systems or an authorized agent of SureCoat Systems is for the sole benefit of SureCoat Systems.