

ROOF MAINTENANCE REQUIREMENTS

The intent of preventative maintenance is to enable building owners to proactively identify and implement solutions to roof system problems before they become widespread. In many cases, if a problem is identified early and properly repaired, the extent and cost of repairs will be significantly less than if problems were unattended.

An annual roof system maintenance inspection should be performed by a professional roofing contractor. For warranted work using RGT products, the inspection should be performed by either the approved contractor who performed the original work, or a representative of RGT.

A preventative-maintenance inspection consists of a thorough visual inspection of a roof system and its adjacent surfaces (e.g., walls), as well as mechanical equipment that can impact the roof system's waterproof integrity. Conditions should be recorded in writing and photographed, and the documentation should be maintained in a file. Such a file can be useful during future inspections because it can provide a basis for comparison of changing roof system conditions.

During an inspection, it is recommended that any debris or other materials that do not specifically belong on the roof be removed. If repairs are necessary, routine repairs sometimes can be carried out immediately. If repairs cannot easily be made at the time of inspection, they should be implemented as soon as possible to avoid further roof system deterioration.