



## MAINTENANCE PROCEDURE

### BAUDER TOTAL ROOF SYSTEM

The following procedure should be carried out at yearly intervals in order to ensure that the roof is maintained in first class condition, and to protect the validity of the guarantee

- Ensure safe access can be gained to the roof and that relevant Health and 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.
- Cut back 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.
- Ensure that all rainwater pipes are free from blockages and that water flows freely through them.
- Remove any vegetation growth that may have occurred, taking care not to remove the mineral finish or damage the waterproofing membranes in any way.
- Ensure that any protective metal flashings or termination bars remain securely fixed and in place.
- Examine all mastic sealant and mortar pointing for signs of degradation, and repair/replace as necessary.
- Where promenade tiles or pavers are in use, ensure that they remain in position, secure and in good condition.
- Ensure that any items of plant/equipment that may have been introduced to the roof are sited on a suitable slab, 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 or degradation should be reported to Bauder Limited immediately, so that arrangements can be made for remedial work to be carried out if necessary.
- Look for signs of oil or lubricant leaks from plant equipment which might have leaked and be degrading the waterproofing. This must be reported at once.

**After periods of 5 and 15 years, from date of guarantee registration, the building owner will provide Bauder Limited with a report on the condition of the roof and the maintenance carried out.**