



Owner's Roof Care and Maintenance Guidelines

Proper care and maintenance can add years to the life of your roof. Attaining a Manufacturer's Warranty and abiding by these simple maintenance guidelines will protect your investment.

The following is the responsibility of the building owner and not included within the scope of the System Warranty

Inspections: A roof should be inspected, at the very least, once a year and after any severe storm. Any damage discovered must be reported to Sealoflex, Inc. immediately.

Roof Access: Only personnel with a valid reason to be on the roof should be there. A log should be kept for all who access the roof.

Drainage: Make sure the area around the drains and scuppers are kept free of debris. Debris can easily cause clogs and create a ponding water condition that you were not previously aware of. Ponding water is considered to be water that does not evaporate within 48 hours of a rain event. Depending on the Sealoflex System installed, ponding water may void your warranty.

Cleaning: Maximize the reflectivity of a white roof by cleaning every 2 years. However, if your building is surrounded by trees or is often subject to other airborne debris, cleaning must be performed regularly. Trisodium Phosphate or a 25% bleach solution is recommended for cleaning the roof.

Chemicals and Animal Fats: Contact the Sealoflex Technical Department if any chemical or animal fats come in contact with the Sealoflex System.

Petroleum Products: Do not use any petroleum products over any Sealoflex System.

Rooftop Equipment: Inspect HVAC units, ductwork, and other equipment with metal parts for rusting or deformation. Both rust and material deformation can result in water filtration.

Rooftop Maintenance: Contractors performing roof maintenance must exercise caution when using tools as not to damage the Sealoflex System.

Leaks: The leak must be located first and foremost. Then it can be determined if it is from the Sealoflex System, the wall, a skylight, ductwork, plumbing, etc. If the leak is determined to be Sealoflex related, contact the Sealoflex Warranty Department at (800) 770-6466 or warranties@sealoflex.com.

Repairs: Repairs must be completed by a contractor currently registered with Sealoflex, Inc. Any work performed to the roof without proper notification or by a non-registered contractor will void your warranty.

Emergency Repairs: If a leak is found and repairs need to be performed on the roof during a weekend or holiday, it must still be done using the proper Sealoflex materials. You must also notify the Sealoflex Warranty Department on the following business day.

Maintenance Program: A maintenance program must be implemented within the first year of application. The original contractor should be able to provide you with a maintenance plan. If not, contact the Sealoflex Technical Department at (800) 770-6466 or technical@sealoflex.com for assistance in finding a contractor that is willing and able to assist you in maintaining your roof.

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