

# PREVENTIVE MAINTENANCE

**SOPREMA's modified bitumen roofing membranes are one of the best investments you can make for your building. Here are some tips to help you achieve maximum performance and extend the service life of your roofing system.**

## **Who:**

We recommend that you always work with qualified personnel to maintain your roof. Many roofing contractors have been trained by SOPREMA and meet with us regularly in order to stay up to date on new techniques and the latest maintenance or repair procedures. This way, they are able to offer you good advice when maintenance work becomes necessary.

Your own maintenance personnel can also carry out preventive inspections (see preventive maintenance checklist attached).

## **When:**

Preventive inspections should be performed at least twice a year, in the autumn and at the end of winter. It is also recommended that inspections be carried out after major weather events such as heavy rains, ice storms and high winds. Additional visits are also strongly recommended following installation of or maintenance work on equipment on the roof (such as air conditioning and ventilation equipment).

## **How:**

You will find attached a preventive maintenance checklist which can be used as a reminder of the items to be checked during preventive maintenance. Use one copy for each section or area.

## **Why:**

Investing in prevention is economical. Studies have proven that it is five times less expensive to conduct regular roof inspections than to wait for a problem to appear. Think about everything you're protecting. Imagine the damage that moisture and water could do to your building. Think about your building, your tenants, the equipment, machinery, computers, and electrical system; not to mention other damage and lost time and money! A well maintained building with a roof which doesn't leak is the way to make all your occupants comfortable and bring you peace of mind.

For more information on this subject, talk to your SOPREMA representative at 1-877-MAMMOUTH (see our offices at [www.soprema.ca](http://www.soprema.ca))

## **Other recommendations:**

- Do not allow just anyone to climb on your roof: limit access to authorized personnel only.
- Do not use the roof as a terrace or patio without adequate protection.

# PREVENTIVE MAINTENANCE CHECKLIST

Building address : \_\_\_\_\_

Town : \_\_\_\_\_ Province : \_\_\_\_\_ Postal code: \_\_\_\_\_

Section or area : \_\_\_\_\_

Date of inspection : \_\_\_\_\_

Inspected by : \_\_\_\_\_

The purpose of this document is to confirm that a complete inspection of the SOPREMA roof membrane covering located at the above address has been performed and that the following points have been checked:

**Check the general condition of the roof membrane (debris, nails, leaves, dirt, sediment and other materials).**

\_\_\_\_\_  OK  Follow-up required

Comments:

**Check all drains.**

\_\_\_\_\_  OK  Follow-up required

Comments:

**Inspect all elements protruding the roof membrane (vents, fans, chimneys, etc.).**

\_\_\_\_\_  OK  Follow-up required

Comments:

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Inspect the membrane and all of its joints. Ensure that the membrane is still being used as it was intended. Examples to be avoided: storage, picnic tables, chairs, Christmas decorations.

\_\_\_\_\_ OK

Comments:

Check the waterproofing of all metal flashing, if applicable.

\_\_\_\_\_ OK  Follow-up required

Comments:

Check for a sufficient quantity of granules on the entire surface of the membrane.

\_\_\_\_\_ OK  Follow-up required

Comments:

Communicate to the appropriate people any defects in the surrounding elements and the elements connected to the roof covering (masonry walls, mechanical outlets, skylights, etc.).

\_\_\_\_\_ OK  Follow-up required

Comments:

Defect(s) or other problem(s) observed.

\_\_\_\_\_ OK  Follow-up required

Comments: