



Problems Solved.

Roof Maintenance Presentation

The value of a comprehensive Maintenance Program

- Gets maximum life and performance from your roof
- Identifies small problems early, before they become big problems
- Reduces costly repairs and the need for premature replacement
- Keeps warranties intact

Remember: warranties DO NOT make roofs last longer or prevent costly leaks!

Most materials manufacturers and installers require Maintenance

An example of maintenance and repair clause in manufacturer's written warranty

GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexsuco® flashings are covered by this guarantee **ONLY** for the first ten years.

OWNER RESPONSIBILITIES

Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** by email (preferred) at guaranteeleak@gaf.com or by postal mail to GAF Guarantee Services, 1 Campus Drive, Parsippany, NJ 07054, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF; notice to the roofing contractor is **NOT** notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

Preventative Maintenance and Repairs

A. You must perform regular inspections and maintenance and keep records of this work.

B. To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials. Any such repairs must be performed by a GAF-certified roofing contractor. Failure to make timely repairs may jeopardize guarantee coverage.

C. You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.

D. Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond GAF's control)

This guarantee does **NOT** cover conditions other than leaks. This guarantee also does **NOT** cover leaks caused by any of the following:

1. Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-800-ROOF-411) or the failure to repair owner responsibility items.
2. Unusual weather conditions or natural disasters including, but not limited to, winds in excess of 55 miles per hour, hail, floods, hurricanes, lightning, tornados, and earthquakes, unless specifically covered by an addendum to this guarantee.
3. Impact of foreign objects or physical damage caused by any intentional or negligent acts, accidents, misuse, abuse or the like.
4. Damage to the roof constructed of the GAF Roofing Materials due to:
(a) movement, cracking, or other failure of the roof deck or building;
(b) improper installation or failure of any non-GAF insulation or materials;
(c) condensation or infiltration of moisture through or around the walls, copings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed;
(d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil;
(e) the failure of wood nailers to remain attached to the structure;
(f) use of materials that are incompatible with the GAF Roofing Materials; or
(g) architectural, engineering, or design defects or flaws.
5. Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF's published application instructions.
6. Blisters in the GAF Roofing Materials that have not resulted in leaks.
7. Changes in the use of the building or any repairs, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless approved in writing by GAF.
8. Exposure to sustained high-temperature conditions; however, for systems utilizing EverGuard Extreme® TPO membrane, exposure in excess of 195°F.

Why perform maintenance on newer roofs?

- Ensures that waterways are clear and not obstructed due to vegetation / debris
- Reinforces vulnerable penetrations, joints and flashings that degrade rapidly
- Complies with warranty terms from material manufacturers and installers

Maintenance vs. Cleaning

- Cleaning removes debris that has accumulated on the roof or in gutters and downspouts, potentially trapping water and causing leaks
- Maintenance includes cleaning as well as making small repairs, sealing and/or painting metal flashings, and preparing a roof report so property managers can plan for future CapEx and repairs and avert costly emergency work or the need for premature replacements.

Factors affecting the need for maintenance

- Current condition / age of the roof
- Degree of foot traffic / HVAC, Solar or telecoms access
- Exposure to extreme heat and UV Rays
- Exposure to high levels of moisture, saltwater mist or industrial exhaust
- Organic debris build-up due to trees and other types of vegetation
- Prevalence of high winds



Establishing an effective inspection schedule

- Schedule regular inspections either annually or every six months based on initial assessment
- Inspect after major weather events
- Check key elements
 - Roof covering condition
 - Roof edging/facia
 - Flashing condition
 - Supporting structures
 - Roof drains and scuppers
 - Pitch plans
 - Roof penetrations
 - Expansion joint covers
 - Lighting protection systems
 - Evidence of “ponding” or standing water

What's Included in a McCarthy Maintenance Program

- Visual roof inspection
- Debris removal
- Drain and gutter cleaning / inspection
- Inspecting seams, flashings and penetrations and sealing as needed
- Coating mastic / repair work with aluminum emulsion or paint as needed
- Installing / replacing vent caps as needed
- Leave area clean of all job-related debris
- Roof inspection report





Thank You!

We Welcome the Opportunity to Serve You!

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