

Maintenance check list for flat roof waterproofing



Areas to be maintained (if applicable):

1. Water tightness

- Visual check of the membrane for water tightness
- Repairing identified defects and damages
- Checking the water tightness of distressed areas
- Check existing permanent and emergency repairs
- Cleaning the roof area from incrustation, vegetation, foreign matter
- Check and, if required, repair the laps
- Check mechanical fastening elements
- Movement joints, stresses, deformations, to be repaired if required
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2. Flashings in the roof area

- Visual check for stress cracks, splits
- Check existing permanent and emergency repairs
- Check and, if required, repair the laps
- Check the mechanical fastening system and flashings, repair if required
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3. Roof perimeter

- Visual check for stress cracks, splits
- Check existing permanent and emergency repairs
- Check laps and repair if required
- Check the mechanical fastening elements and repair if required
- Check roof edge trims and repair if required
- Check roof edge trims, corrosion, apply protective coating if required
- Check integrity of wall connection profile and repair if required
- Check integrity of fascia boards and repair if required
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4. Drainage

- Visual check of outlets, to be cleaned from obvious debris if required
- Performance test, check with water if required
- Visual check of water spouts or emergency outlets, to be cleaned if required
- Performance test, check with water if required
- Visual check of gutters and performance test, to be cleaned if required
- Corrosion, protective coating if applicable
- Down pipe, check fastening and integrity
- Corrosion, protective coating if applicable
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5. Surface protection layer

- Removal of debris and vegetation growth
- Paving slabs, to be aligned if required
- Inverted roof, checking position stability of the thermal insulation
- Inverted roof, condition of the thermal insulation
- Other protective layers, status check, to be replaced if required
- Vegetation layer, removal of unwanted vegetation
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6. Vent pipes

- Check vent pipes, to be cleaned if required
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7. Kerbs and penetrations

- Check the condition and integrity of roof lights and other kerbs
- Check Roof anchors water tightness
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8. Others

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