

Thank you for recent purchase of a Uniflex Roof Coating System. We appreciate your business. Should you have any product or warranty concerns or claims, written notification must be submitted to the Uniflex Technical Department (at the address provided below).

UNIFLEX Maintenance Guidelines- Uniflex Fluid Applied Roof Systems

Including the following warranties: Uniflex Fluid Applied Roof System Warranties

A systematic inspection and maintenance program is essential to the satisfactory long-term performance of any Uniflex Fluid Applied Roof System. Through such a program, potential problems can be found in their early stages or prevented altogether. The following information is intended as a guide to assist the building owner or manager in achieving the maximum benefit for a UNIFLEX issued warranty on the Uniflex Fluid Applied Roof System and complying with the owners responsibilities outlined in that warranty.

Access

Many roof problems are caused by individuals who have no legitimate reason to be on the roof or who do not know or care about the proper precautionary measures required to protect the roof surface. We strongly recommend that access be limited to authorized personnel only, that all individuals or working parties are logged in and out to establish responsibility for any mechanical abuse and that all unnecessary foot traffic is strictly avoided.

Inspection

A Uniflex Fluid Applied Roof System should have a complete inspection semi-annually in the Spring and Fall and after any structural damage to the building.

More frequent inspections are required (6 per year) for structures that evacuate or exhaust debris onto the roof surface. Examples include manufacturing facilities and restaurants often expel substances that can rapidly deteriorate the membrane.

Inspect exterior of building and parapets for signs of settling that may result in distortion or damage to the membrane and/or flashing components.

During the process of an inspection, the condition of all roof and Uniflex Fluid Applied Roof System components listed below should be determined and noted on an inspection report. Written notification must be submitted to the Uniflex Warranty Department regarding any leaks or product concerns.

Membranes and Base Flashing

All roof flashing surfaces should be carefully inspected for any abnormal conditions such as:

- ◆ Signs of stress, i.e., wrinkles, blisters, fishmouths, etc.
- ◆ Evidence of mechanical abuse, i.e., bare spots, punctures, cuts, etc.
- ◆ Unusual wear due to excessive foot traffic.
- ◆ Evidence of damage caused by chemical attack or other adverse reaction to substances discharged on the roof or membrane.
- ◆ Ponding water conditions.

Sherwin-Williams Co. c/o Uniflex Warranty Dept.
101 Prospect Ave. – 525 Republic, Cleveland, OH 44115

www.uniflexroof.com • email uniflex.technical@sherwin.com

The following items are the owner's responsibility and not covered by the membrane warranty:

Entire Roof	At least twice a year – normally in Spring and Fall and after major weather events, inspect the membrane for damage. Inspect exposed membrane for signs of deterioration or damage. Leaks occur most often at flashings, curbs and other penetrations to the membrane. Pay particular attention to corners and end caps.
	Keep the membrane clean and free of debris, vegetation, bird droppings and items thrown on the roof.
	Avoid unnecessary foot traffic. Log all personnel who are on the roof and have a trained maintenance person accompany contractors.
Drains:	Ensure positive drainage by keeping roof drains, scuppers or two stage drains and adjoining areas clean to avoid clogged drains. Check all drain clamping rings for proper attachment. Ensure drain strainers are in place. Ensure overflow drains and scuppers are free of debris.
Roof Membrane:	Check for exposed bare spots, open laps, blisters, and wrinkles. Inspect flashing components to ensure watertightness. Areas mentioned above must be repaired immediately based on the recommendations of UNIFLEX.
Walls:	Repair bad mortar joints, caulking, tile or stone copings.
Metal Counter flashings:	Check regularly for cracks or loose joints. Flashings must be properly attached and sealed to remain watertight at all times. For face mounted counter flashings, verify caulking and attachment are satisfactory.
Vent Stacks	Carefully check metal for any deterioration. Ensure that the caulking is well adhered, resilient and free of cracking and shrinkage.
Gravel Stops	Pay careful attention to the condition of the metal including rust, wind deformation and joint integrity. Note any resulting stressed roof or membrane areas. Examine caulking at the exposed edge of the membrane to ensure proper adhesion and integrity.
Expansion Joint Covers	Check the assembly attachment and the condition of both the flexible and metal components (including joints).
Reflective Coatings	If roof membrane has a reflective coating, ensure coating remains clean and free of accumulated dirt, dust and debris. Proper maintenance of the reflective coating is essential to maximizing roof longevity.

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Cleaning the Roof

A UNIFLEX warranted roof should be cleaned on a regular basis and kept free of debris at all times including those periods between semi-annual inspections.

Remove all leaves, branches, cans, bottles, rocks, dirt and debris that may impede roof drainage or cause puncture damage to the roof. Again, check all drains, gutters, and scuppers to be sure they are clear and open.

Bird droppings are particularly harmful to most roof membranes and must not be allowed to remain nor accumulate on the roof surface.

Maintenance Cleaning

1. Wet the surface with clean water.
2. Apply approved cleaning solution according to manufacturer's recommendations. Apply the solution in an arc pattern with a Hudson type garden sprayer..
3. Allow the cleaning solution to soak for 10-15 minutes. *Note: Do not allow it to dry!*
4. Lightly scrub the areas of heavy dirt build-up with a soft bristle broom
5. Thoroughly rinse the cleaning solution from the roof surface with a hose or pressure washer (< 1,500 psi).
6. Caution must be taken as the wet coating may be very slippery!
7. Notes: *** A stiff bristle broom may cause mechanical damage to the coating system. ***
8. Any organic growth (mildew, algae, etc.), that is not removed by the cleaning solution and light scrubbing may be treated with environmentally friendly chemicals. Follow the chemical manufacturer's instructions.
9. For any cleanings solutions not listed on the Uniflex approved cleaning solutions list please submit the following: PDS, MDS for review

Approved Cleaning Solutions

1. Simple Green
2. Dawn dish detergent
3. Spray & Forget Roof Cleaner Concentrate

Procedure for Reporting Leaks

Leaks should be corrected promptly even if the repairs are of a temporary nature. If the SYSTEM leaks, the Building Owner shall notify Uniflex immediately upon discovery of any leaks in the SYSTEM via email at Uniflex.technical@sherwin.com. The notice shall include all information available to the OWNER regarding the nature and source of the leaks. When properly and timely notified as described, UNIFLEX will inspect the SYSTEM and if there are leaks in the SYSTEM covered by the terms of this Warranty, will arrange for repairs to the SYSTEM. Repair, and the cost thereof, of all other leaks is the responsibility of the OWNER. Failure to give notice of leaks to UNIFLEX within the time stated herein shall relieve UNIFLEX of any obligation to repair any damage to the SYSTEM by such delayed notice. It is important that all leaks be reported immediately to the original roofing CONTRACTOR if the leak occurs during the portion of the CONTRACTORS warranty period. When such notifications are made verbally, they should be confirmed in writing as soon as possible.

An inspection will be made either by the original roofing contractor, a UNIFLEX Authorized Contractor or by UNIFLEX to determine both the source of the problem and responsibility.



Alterations

Do not install satellite dish, lightning protection, roof penetrations and television antennas of any kind through a UNIFLEX warranted membrane without first contacting UNIFLEX. Submit proposed installation method and materials to be used for approval if the system is to be compromised. Work of this kind must be done by a UNIFLEX Authorized Contractor according to UNIFLEX recommendations.

If the roof or membrane is covered by a UNIFLEX issued warranty, UNIFLEX's Technical Department should be notified prior to the addition of a penetration or roof addition. Failure to notify UNIFLEX could result in cancellation of the warranty.

Repair Procedure

Any leaks should be repaired immediately and properly reported. In case of emergency, maintenance personnel should have readily available materials such as UNIFLEX approved products to make temporary repairs. Where these materials are used, clean the affected area and allow to dry. Make repairs with UNIFLEX approved products per UNIFLEX technical data sheet. Confine temporary repairs to the immediate vicinity of the leak. All permanent repairs must be made by a UNIFLEX Authorized Contractor.

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