

Housekeeping and Minor Maintenance

SR Products will perform Housekeeping and Minor Preventive Maintenance concurrently with the inspection of each roof. This combined approach ensures a thorough inspection, potentially alleviates roof leaks, and mitigates roof damage that results from neglect.

The goal of proactive preventative maintenance is to exceed the service lives of roof systems and roof components through early detection and elimination of factors that contribute to deterioration.

Maintenance efforts focus on components that are most critical to the operation and, in the event of a failure, would cause the most problems for operations, compromise safety, or result in major repairs. Site visits are scheduled regularly to keep primary drainage systems clear of vegetation and debris.



Debris (leaves, branches, litter, etc.) is removed as part of housekeeping

Preventative Maintenance and Housekeeping Activities

- **Membrane:** Repair minor splits, tears, breaks and open laps in the membrane. If repairs are extensive it will be noted in the final report. Repair incidental fractured blisters or those in danger of fracture due to traffic.
- **Normal Debris:** The general roof housekeeping will include removing normal debris (i.e., leaves, branches, paper, screws, nails and other similar items) from the roof membrane, gutters, downspouts, and scuppers. All debris will be removed and properly disposed of.
- **Drains, Gutters and Scuppers:** Tighten drain bolts and clamping rings (if possible), repair strip-in around drains, coat badly scoured drain sumps, secure loose gutter straps, seal incidental open gutter joints and open scupper joints.
- **Ponding Water:** We will notify you concerning ponding water on any roof surfaces that could indicate possible problems with the building's roof drain system.
- **Flashing and Details:** Reinforce open flashing laps, seal open metal edge laps. Seal intermittent voids at metal flanges, seal open coping joints, and seal expansion joint laps. Secure and seal intermittent voids in counter flashing, secure loose equipment such as ventilators and fan hoods, refill pitch pans, seal open storm collars, and reinforce tie-ins.
- **Equipment:** We will notify you of any unsecured equipment encountered.
- **Construction Equipment and Debris:** We will notify you of obsolete equipment, and any construction debris left behind by other contractors for removal.
- **Hazardous Materials:** Effluent or other discharges from processes or equipment that are potentially considered to be hazardous materials will not be removed, but instead will be brought to the attention of the appropriate personnel for removal or repair.

SR Products will provide a report indicating the type of materials removed from the roof systems and other conditions noted during the housekeeping work.