



ASC Building Materials

ASC Roof Renewal Warranty Guideline

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1. Introduction

The ASC Roof Renewal Warranty Guideline provides the building owner and facility manager with an outline of proper roof maintenance. As required by the ASC Roof Renewal Warranty, this guide provides an outline of the regular roof inspection and the roof maintenance program. Routine maintenance of your roof is essential to ensure that your roof performs at its best.

The intent of preventative maintenance is to enable building owners to proactively identify and implement solutions to roof system problems before they become widespread. In many cases if a problem is identified early and properly repaired, the extent and cost of repairs will be significantly less than if problems were unattended.

A thorough and detailed maintenance plan can provide many long-term benefits such as extending the life of your new roof system, lowering the life-cycle cost of roof replacement, identifying potential problems before they create damage to other parts of the building or its contents, and a planned, organized approach to the management of your roof asset.

Roof inspections should be contracted with and conducted by certified licensed applicator (CLA), along with the building owner or facility manager responsible for rooftop conditions.

2. Inspection Requirements

All roof systems require periodic maintenance and should be inspected a minimum of twice a year. If roof conditions are subject to unusual conditions, inspections should take place on a more frequent basis. Roofs should always be inspected after severe weather, storms, earthquakes, or structural damage to the building.

A preventative maintenance inspection consists of a thorough visual inspection and documentation of the roof system including penetrations, metal components and accessories, flashings, adjacent walls, mechanical equipment, or any other special conditions that can impact the roof system's waterproof integrity. Pay special attention to penetrations, pitch pans, metal edging, and flashings, as leaks are most likely to occur in these locations

All repairs must be documented in a report. All repairs that do not require immediate attention will need to be inspected by an ASC representative.

3. Repairs

During inspection of the roof membrane, the ASC representative or CLA will evaluate the source of the problem. The ASC representative or CLA will then provide a written evaluation of the conditions to the building owner and will determine whose

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responsibility it is to fix the roof. If the problem has been caused by the failure of the ASC Roof System, it will be repaired at no cost to the building owner as stated in the ASC Warranty. All repairs will be completed by the ASC Representative or by the CLA within 30 days of notice.

If the problem is determined to be outside the scope of the ASC Warranty, the CLA will submit a proposal to the building owner for approval. Upon approval, the CLA will proceed with the required work. All work must be completed by an CLA for the ASC Warranty to remain valid and in effect. Items not covered by the ASC Limited Warranty include but are not limited to the roof deck, insulation, vapor retarders, fasteners, metal drains, pitch pans, flashings, skylights, vents, and expansion joints.

a. Roof Membrane & Flashings: Ensure all flashing membranes are in good condition. Pay close attention around all drains, equipment, penetrations, and in waterways. Check for signs of stress, cracking, splitting, wrinkles, blisters, etc. Ensure that there is no foreign matter including but not limited to balls, shoes, tools, branches, oils, chemicals, liquid, or other objects on the roof membrane. If objects are present, remove, clean where appropriate, and closely inspect for signs of physical damage.

b. Roof Drains: Ensure roof drains are clear and free of all debris. Positive drainage must be maintained to ensure that all water is removed from the roof surface. Check drain covers and verify they are tight and properly fastened.

c. Pitch Pans: Check all pitch pans for shrinkage. As sealants shrink over time and water may begin to sit on the top of the pitch pan causing rust, leaks, and deteriorate the pitch pan or support.

d. Metal Flashings: Inspect all metal flashings, counterflashings, copings, seams, joints, and other areas for signs of rust. If rust is present, treat the appropriate areas using a rust inhibitive primer. Ensure the flashings are properly attached and sealed. Any damaged areas should be re-secured and sealed using ASC 7 Elastomagic Cement.

e. Gravel Stops: Check all gravel stops and metal edging to ensure they have remained properly fastened and secure. Check for wind damage or stress related wear at the juncture of the roof membrane and the metal edging. Ensure that the membrane remains thoroughly adhered and that no cracks or fishmouths are present.

f. Penetrations: Inspect penetrations for signs of wear. Ensure that the base of the penetration remains completely sealed and attached to roof membrane.

g. Expansion Joints: Check all expansion joints for signs of degradation and wear. Ensure metal components are properly fastened and secured. Also verify that the flexible cover remains resilient and free of defects.



h. Roof Equipment and Accessories: All rooftop equipment and accessories should be examined for deterioration or areas prone to water penetration. This includes HVAC equipment, joints in HVAC ducting, skylights, etc.

i. Roof Coating: In areas prone to standing water, check surface coating for signs of checking, cracking, peeling, etc.

These conditions are only guidelines for a roof inspection. Utilize a CLA or Roof Consultant as mentioned to provide a detailed maintenance and inspection program. If any of these or other conditions are evident, they should be recorded in writing and photographed. This documentation should be maintained in a file specifically created for the Roof Maintenance Program. Each building should maintain a separate file for its own specific roof system, conditions, and history. In addition to inspection reports, this file should contain all job records, specifications, and warranty papers. This information can be extremely useful during future inspections and can serve as a basis of comparison for changes in roof system conditions.

4. Roof Walkway System

ASC 21 Ultimate Walkway System should be installed across the roof from all roof access points to any rooftop equipment that is maintained on a regular basis. This walkway will protect the underlying membrane from excessive wear and tear due to foot traffic. ASC 21 Ultimate Walkway System should be installed to completely surround all rooftop equipment where work will be performed. Contact your local ASC representative for additional information.

5. Roof Access

Most roof damage is caused by individuals that are not authorized to access the roof or by individuals that are not aware of the damage that can be caused when proper precautionary procedures are not followed. The office receptionist or building security should maintain a roof log of all visitors and maintenance personnel accessing the roof. Access should be strictly limited to authorized personnel. This log should include all service calls for HVAC equipment and other trades required to perform work on the roof. Do not allow roof access during extremely hot or cold weather as this may increase the likelihood of damage to the roof membrane.

6. Leak Notification

It is extremely important for all leaks to be corrected in a timely fashion. In the event of any leaks into the facility, immediately contact the CLA that installed the Roof System and contact ASC at 562-777-8200. Notification should take place within 48 hours of leak discovery. Also, a written confirmation of all leaks should be submitted within 30 days of initial notice of leak to American Standard Coatings 9631 De Soto Ave. Chatsworth, CA

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91311. Reporting a leak to only the CLA or enlisting their services does not constitute notification to ASC. In addition to notifying ASC of the leak, it is extremely important to obtain as much information about the leak as possible. Information on the conditions surrounding the leak should be documented such as the time, date, wind direction, rain severity, etc. can be extremely beneficial in determining the source of the leak.

Even small leaks can lead to costly damage, and emergency repairs should be made as soon as possible to seal leaks, cracks, holes, splits, or other minor problems. These minor leaks can be temporarily sealed using ASC 7 Elastomagic Cement and ASC F Polyester Fabric. Follow the instructions on the product label when making emergency repairs. Limit your repairs to only the specific areas that need to be addressed. Even if emergency repairs stop the leaks from reoccurring.

7. Alterations

ASC does not allow any alterations, additions, or installations on top of or through the roof membrane without written authorization from ASC. This includes but is not limited to antennas, satellite dishes, conduit, roof penetrations, equipment, etc. All alterations and additions must be submitted to ASC and approved in writing prior to any work being completed. All work must be completed by an CLA and be inspected by an ASC representative.

8. Cleanup

It is very important for all roof systems to remain clean and free of all debris. During and in between inspections, the ASC Roof System should be cleaned of all dirt, rocks, leaves, branches, papers, balls, grease, or other materials that do not specifically belong on the roof. Roofs that are not cleaned on a regular basis can lead to clogged drains or scuppers and result in ponding water and excessive weight that may result in the collapse of the roof structure. Dirty roofs may also lead to coating checking or peeling, puncture of the roof membrane, and premature aging of the roof membrane. ASC follows the NRCA (National Roofing Contractor's Association) guidelines and recommends that positive drainage be maintained to remove all water from roof surfaces.

