

General Maintenance & Inspection Conditions

This guide provides practical guidance and advice to building owners, forming part of their Operation and Maintenance manual, to ensure the ongoing performance and longevity of their Alumasc Airtile roofing system.

In accordance with BS6229 and relevant codes of practice, roofs must be inspected at a minimum frequency of twice a year, in spring and autumn. Additional inspections may be required throughout the year after storm events, following work by other trades or after installation of new roof equipment. In all cases, all inspection and maintenance must be logged and any defects identified and reported without delay.

Inspection

Should a contractor need to access your Airtile roof, we advise wearing soft soled footwear to avoid damaging the surface of the roof, and to stand only on the lowest point of the tiles, by the front edge, which is over the battens. Avoid allowing access to the roof when it is wet and ensure that extra care is taken on steep pitched roofs.

Internal inspection:

- Visually check internal ceilings, walls, and the loft space where access allows for signs of condensation, presence of moisture or leakage (e.g wet patches, stains).
- Where internal evidence of water ingress is identified, record the location and any proximal details (e.g rooflights, flues).

External inspection:

- External walls, soffits, and eaves must be inspected for signs of movement or staining.
- Visually check for any damage or displacement of flashings at perimeters and penetrations.
- Check soundness of pointing and any mastic sealants at terminations.
- Check the surface of the tiles for any signs of chemical damage.
- Inspect the surface of the tiles for signs of mechanical or stress damage such as:
 - Indentations, punctures
 - Displacement, missing/loose tiles
 - Deformation, buckling
 - Corrosion, holes
- Visually check laps for secureness.
- Inspect rooflights and other penetrations for any damage (e.g. cracks to glazing, missing vent tops), which could result in leakage or condensation. For Alumasc rooflights, refer to Alumasc Canopies & Rooflight Maintenance Guidelines.
- Check the surrounding construction for signs of damage or deterioration such as cracked or loose copings or cracking in masonry.

Maintenance

- Remove any debris present across the roof and gutters including leaves, moss, plants, or litter.
- Where silt has accumulated within gutters, remove and clean the underlying substrate in accordance with manufacturer recommendations.
- Remove any blockages to rainwater goods, ensuring free drainage and replacing and damaged, defective or missing grates and guards.
- Cut back any overhanging trees or branches.
- Repair, reposition or arrange for inspection of any safety systems in place such as man safe systems, edge protection, or anchor posts.

Cleaning

Prior to cleaning of the roof, Alumasc must be consulted for approval of proposed products and methods.

- Areas of algal or moss growth should be cleared and washed with a proprietary soap and water solution or approved fungicidal wash to limit further growth.
- Do not use pressurised washing to clean the Airtile system.
- Where possible the clearing and cleaning of debris should be undertaken using a soft bristle brush, taking care not to cause any damage to the roof.

Additional Works

Any repairs required to constructions or equipment outside of the scope of the Alumasc waterproofing system must be conducted by a suitably qualified contractor with due consideration given to the waterproofing system. For advice relating to temporary loading or additional traffic associated with third-party works, contact Alumasc Roofing.

Where corrosion is noted on the surface of the Airtile roof, we recommend you have the roof re-coated to prevent rust, please contact Alumasc Roofing who will liaise with the relevant contractor.

In all cases, where remedial or maintenance work is necessary, please contact Alumasc Roofing who will liaise with the relevant contractor. Where the work has been warranted always check with Alumasc Roofing that the proposed remedial work would not invalidate the warranty.

Directing water-flow to minimise potential corrosion

When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect can occur with water flowing over different metals. Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Aluminium-Zinc coated steel tiles.

The chart below lists commonly used metals in a 'Galvanic Series'. If any two of these metals are in damp contact or a run-off situation, the metal further to the left will sacrifice itself to protect the metal further to the right. The simple rule to remember is that you can run water from left to right, but not from right to left, e.g. zinc to copper is all right, but copper to zinc is not.



Health and Safety

Before attempting any inspection or maintenance, ensure access is safe and any safety equipment (e.g. man safe systems) are utilised where provided. Inspections should be conducted by a Competent Person (BS6229:2025) and must be completed strictly in accordance with Health and Safety Executive (HSE) guidance and Work at Height Regulations 2005.

Important Note

The advice we provide on maintenance, care and cleaning of our products is based on many years of experience and is given to the best of our knowledge, however, the wide variety of requirements for a building under the most diverse conditions mean that it is necessary to test the method or product for suitability in any given case. We reserve the right to make alterations in keeping with technical developments or improvements.

Maintenance, care, cleaning and de-icing methods outside of this guidance may invalidate any warranty. A sample log is provided below to assist in recording inspection dates.

Maintenance Log

The maintenance requirements must be followed for continuity of the Alumasc warranty. A sample maintenance log is provided below to assist in recording inspection dates.

Roof Maintenance Log					
Project		Manufacturer	Alumasc Roofing	 ALUMASC ROOFING	
Location		Contact Number	01744 648400		
SP Number		Contractor			
Practical completion		Contact Number			
Please keep a photographic record of each inspection					
Date of inspection	Inspected by	Company	Comments	Remedial works required (Y/N)	Date of next inspection