

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 Metshield roof 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. Roofs in coastal, industrial or other aggressive environments may require more frequent inspections and cleaning than the standard twice-yearly regime. 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 Metshield roof, refer to 'Health and Safety' for further information and guidance.

Internal inspection:

- Visually check internal ceilings, and walls, 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, gutters, laps).

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 any mastic sealants at terminations.
- Check the surface of metal sheeting for any signs of chemical damage.
- Inspect the surface of the metal sheeting for signs of mechanical or stress damage such as:
 - Indentations, punctures
 - Missing or loose fixings, washers, gaskets, caps
 - Deformation, buckling
 - Corrosion, holes
 - Scratches, abrasions, bare metal
 - Flaking of coatings
- Visually check side and end laps as well as any hip/ridge flashings for secureness.
- Inspect rooflights and other penetrations for any damage (e.g. cracks to glazing, missing vent tops, degraded sealants), which could result in leakage or condensation. For Alumasc rooflights, refer to Alumasc Canopies & Rooflight Maintenance Guidelines.

Maintenance

- Remove any debris present across the roof and gutters including leaves, vegetation, bird droppings 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.
- Replace any missing or loose fixings, washers, gaskets or caps as identified.
- Remove or repair disused or redundant roof mounted equipment.

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 Metshield 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. mansafe 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.

When walking on the roof:

- Always wear clean, soft-soled footwear to minimise the risk of damaging the roof finish.
- Walk only on the structural areas of the profiled metal sheeting, generally following the line of the primary supports and sheet fixing lines where the roof has adequate support beneath.
- Avoid stepping on unsupported sheet areas, sheet laps, flashings, gutters, cappings, ridge details, roof-mounted equipment, or other non-loadbearing components.
- Take extra care during wet, frosty, icy, or windy conditions, as roof surfaces may become slippery.
- Avoid dropping tools, materials, or equipment onto the roof surface and use appropriate protection where maintenance works are being undertaken.
- Distribute loads appropriately and avoid concentrated loading from heavy equipment or stored materials.

Particular care shall be taken when working near rooflights, translucent sheets, smoke vents, access hatches, or any other potentially fragile roof elements. Rooflights must never be used as pedestrian walkways or standing areas and should be treated as non-loadbearing unless specifically designed and certified for foot traffic.

Personnel should:

- Clearly identify the location of all rooflights and fragile roof areas before accessing the roof.
- Maintain a safe distance from rooflights wherever possible.
- Use designated walkways, crawl boards, staging systems, or other suitable load-distribution methods when work is required adjacent to fragile areas.
- Ensure appropriate edge protection, fall restraint, or fall arrest systems are in place where required.

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			
<i>Please keep a photographic record of each inspection</i>					
Date of inspection	Inspected by	Company	Comments	Remedial works required (Y/N)	Date of next inspection