

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 buried/inverted Alumasc roofing system. Please note, maintenance guidelines for Green and/or Blue roof constructions are provided under separate cover.

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

In most buried and/or inverted roof build ups, visual inspection of the waterproofing membrane is not practical, and inspection works will therefore be limited to any materials/constructions present above the level of the surface finish.

In the event of suspected blockage to outlets in buried conditions, paving slabs/decking on supports should be lifted locally to outlets to allow for visual inspection. Any build up of debris identified should be removed to ensure free drainage.

Internal inspection:

- Visually check internal ceilings, walls, and the underside of the deck 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 exposed perimeters and penetrations.
- Check soundness of pointing and any mastic sealants at terminations.
- Check any areas of exposed membrane for any signs of chemical damage.
- In areas where the membrane is visible, check for signs of mechanical or stress damage such as:
 - Blistering, ripples, ruckling, detachment
 - Cracks, splits, tears, punctures, indentations
 - Pitting, crazing
 - Softening of surface
 - Debonded laps
- Inspect any hard landscaping finishes such as paving or decking for instability or signs of wear/damage.
- Identify and report any areas of movement or displacement of surface finishes, in particular when subjected to foot traffic.
- 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 parapet constructions.

Maintenance

- Remove any debris present across the roof including leaves, moss, plants, or litter.
- Ensure any chippings or ballast present on the roof are evenly distributed, dispersing any localised accumulation.
- Where access allows, remove any blockages to rainwater goods, ensuring free drainage and replacing and damaged, defective or missing grates and guards
- Remove or repair disused or redundant roof mounted equipment.
- Cut back any overhanging trees or branches.
- Repair, reposition or arrange for inspection of any safety systems in place such as mansafe systems, edge protection, or anchor posts.

Cleaning

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

- Where roof surface finishes require cleaning with any products/chemicals other than soapy water, Alumasc Roofing must be consulted to confirm the suitability of the proposed products/chemicals to ensure no damage to the waterproofing occurs as a result of run off.
- The following basic chemical products - diesel oil, fuel oil, kerosene, lubrication oils, vegetable oils and animal fats, affect waterproofing membranes. In the event of spillage of any of these (or any other compounds not listed) consult Alumasc Technical Services for remedial instructions/advice.

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, contact Alumasc Roofing.

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.

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.

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.

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		
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