

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 balcony and/or terrace system. Please note, maintenance guidelines for buried waterproofing systems are provided under separate cover.

In accordance with BS6229 and relevant codes of practice, balconies/terraces 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 equipment. In all cases, all inspection and maintenance must be logged and any defects identified and reported without delay.

Inspection

Internal inspection (terraces only):

- 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 where visible 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 waterproofing for any signs of chemical damage or discolouration.
- Check the surface of the waterproofing for signs of mechanical or stress damage such as:
 - Blistering, ripples, ruckling, debonding
 - Cracks, splits, punctures, indentations
 - Softening of surface
- Inspect third-party ancillaries such as treadplates, stair nosings, or balustrades for signs of damage or instability.
- 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.
- Inspect surfacing for signs of wear, aggregate loss, or contamination.

Maintenance

- Remove any debris present across the balcony/ terrace including leaves, moss, plants, or litter.
- 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 any damaged or defective third-party ancillaries such as treadplates, stair nosings, or balustrades. Where new ancillaries are required, contact Alumasc Roofing to confirm suitability of proposed installation / fixing method.

Cleaning

Important notes for all cleaning methods:

- Water temperature must not exceed 50°C.
- Only solvent, alcohol and caustic free detergents or degreasants approved by Alumasc should be used.
- Cleaning methods should not allow water to penetrate behind the waterproofing.
- Cleaning methods and materials not in accordance with Alumasc guidelines may invalidate any warranty.

Pressure washing

- Manually brush away any loose particles, general dust, dirt etc.
- Ensure all outlets, drainage points, gutters and downspouts are clear and free from any blockage.
- Apply a cold or warm (<50°C) water with approved solvent-free detergent or degreasing in solution.
- If possible, leave the detergent solution on the surface for approximately 15 minutes.
- If pressure washing, the head of the water lance should be kept at least 500mm away from the Alumasc surface at all times, and the pressure should be restricted to less than 1500psi.
- Gently brush or mop the surface after the detergent has been applied, to remove any areas of dirt.
- Rinse the surface with clean, cold water.
- Squeegee excess water from the surface to outlets.

Floor scrubbing machines

- Subject to prior approval of equipment and methods by Alumasc, floor scrubbing machines with single large diameter heads may be used.

Mechanical scrubber driers

- Subject to prior approval of equipment and methods by Alumasc, mechanical scrubber driers may be used.

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. Where third-party works may interface with, or penetrate the existing waterproofing, 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.

De-icing

Important notes for all de-icing methods:

- Only de-icing materials approved by Alumasc should be used.
- De-icing methods and materials not in accordance with Alumasc guidelines may invalidate any warranty.

De-icing products which can potentially lead to steel corrosion should not be used unless substrates are fully protected and waterproofed. De-icers which dissolve and do not leave a residue on the walkway, balcony or terrace areas are recommended.

Health and Safety

Before attempting any inspection or maintenance, ensure access is safe and any safety equipment is 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 e 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		
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