



Roofing & Building Maintenance



TREMCO OWNER'S MANUAL

Tremco Roof System Quality Assurance



CONGRATULATIONS ON YOUR PURCHASE OF A TREMCO WARRANTED ROOF SYSTEM!

Your Tremco roof system has been specified to meet your roofing and weatherproofing needs. Installed with quality Tremco materials by Tremco approved contractors, every effort has been made to ensure long-lasting performance when properly maintained.

This system, although warrantied, only reaches its full performance potential when regular inspections and maintenance occur. This preventive action is the responsibility of the building owner and is a requirement of this quality assurance warranty.

Lack of care and maintenance can significantly damage the system's overall performance and is cause for cancellation of the warranty.

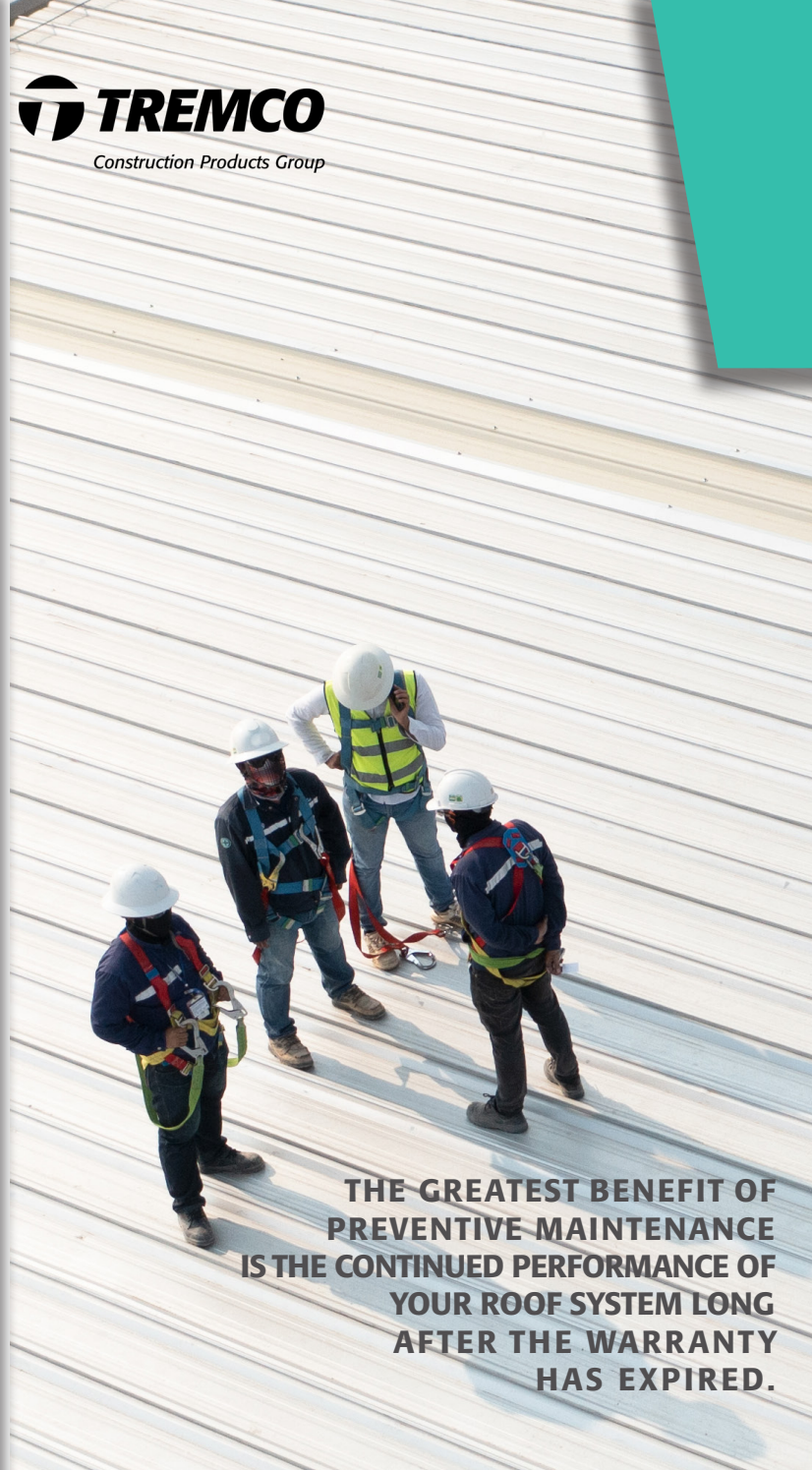
Designed to help protect your building, the Tremco roof system warranty provides repairs of actual leaks into the building when caused by specific covered conditions as outlined in the warranty agreement. Additionally, it may provide quality inspections and housekeeping services during the warranty term.

REGULAR ROOF MAINTENANCE:

During the life of your roof system, regularly scheduled maintenance is required to prevent water entry and provide continued performance. The provisions of the warranty do not include the cost of preventive maintenance.

At a minimum, the roof must be inspected in anticipation of winter and immediately after being exposed to harsh weather. Biannual visual inspections, as well as cleaning, are also recommended and should be performed by the building owner or their designee.

TREMCO WORKS WITH YOU TO ASSURE ANY ROOFTOP EQUIPMENT INSTALLATIONS AND/OR EMERGENCY REPAIRS DO NOT RESULT IN DAMAGE TO YOUR ROOF. NOTIFYING TREMCO BEFORE SUCH ACTIONS OCCUR IS ESSENTIAL.



THE GREATEST BENEFIT OF PREVENTIVE MAINTENANCE IS THE CONTINUED PERFORMANCE OF YOUR ROOF SYSTEM LONG AFTER THE WARRANTY HAS EXPIRED.



GUIDELINES TO ENSURE LONG-LASTING PERFORMANCE OF YOUR TREMCO ROOFING SYSTEM

WHEN INSPECTING YOUR ROOF:

- Look for any abnormalities in the roof surface and have them investigated promptly.
- Remove any debris, such as leaves, small branches and dirt.
- Examine the roof for damage from vandalism, severe environmental exposure, and interior catastrophes such as fire and burst piping.
- Clean gutters, downspouts, drains and surrounding areas. Make sure there is positive drainage. The warranty does not cover leaks caused by ponding water or damage to the TRS caused by poor or inadequate roof drainage or the lack of positive proper slope.
- Examine areas that abut the roof. Repair defective items such as damaged masonry, poorly mounted counterflashing, loose sealant, and bad mortar joints.
- Examine all metal flashings and gutters for rust damage. Make sure they are well attached and sealed. Any loose or poorly sealed materials must be repaired by an approved Tremco Roofing contractor. Sealants are not covered under your warranty and are considered part of the owner's responsibility for conducting routine preventive maintenance.
- Examine the edges of the roof. Wind damage often occurs in these areas. Materials that have been lifted or displaced by the wind need to be corrected.
- Examine any rooftop equipment such as air conditioners, evaporative coolers antennas, etc. Make certain the supporting members do not move excessively, causing wear. Make sure the equipment does not cause a roof problem by leaking materials onto the roof.
- Check the building exterior for settlement and movement. Structural movement can cause cracks and other problems, which may cause the roof to leak.
- Examine protective coatings and surfaces. Coatings used as a protective surfacing over a new primary roofing system are not covered under your warranty and may require maintenance over the course of the warranty.
- Warranted Restoration Coated Systems and Liquid Applied Waterproofing Systems are covered per terms of their warranty document and must be examined on a routine basis following the maintenance and inspection guidelines outlined in the Owner's Manual.
- Check plumbing components. Reseal cracked fittings and replace or tighten loose components.
- Check for ice damage and for hidden damage from excessive snow drifting or snow loading. Snow accumulation may necessitate occasional removal to reduce structural loading. Be careful with shovels. Do not use sharp pointed objects such as ice scrapers.

NOTIFY TREMCO:

- In the event of a leak
- Before any emergency repairs
- Before installing any rooftop equipment

Call 1.800.422.1195 (US) or 1.800.732.4196 (Canada)

Notify Tremco Roofing Customer Support in writing at 3735 Green Road, Beachwood, OH 44122 (US) or 220 Wicksteed Avenue, Ontario M4H 1G7 (Canada).

ADDITIONAL RECOMMENDATIONS

Control foot traffic. Do not step on debris which could puncture the roof surface. Walkway protection pads are available if roof-mounted equipment requires frequent service.

IN AN EVENT OF LEAK

Within 30 days after the leak is or should have been discovered, Tremco must be contacted both by phone and in writing. Notifying the contractor does not relieve you of the responsibility of notifying Tremco within the required 30 days of leak discovery.

EMERGENCY REPAIRS

Before making any emergency repairs, Tremco must approve the repair procedures, including sealants at warranted flashings and adjoining construction. Unauthorized repairs to your roof membrane may void your warranty.

NEW EQUIPMENT INSTALLATIONS

In the event that new HVAC or other rooftop equipment is to be installed, Tremco must approve the work. Installation of new equipment of any kind on the roof must be approved by Tremco in order to keep the warranty valid.

PRECAUTIONS FOR REPAIRS/INSTALLATIONS OF ROOFTOP EQUIPMENT

Repairmen frequently have tools or equipment with them such as sheet metal, screwdrivers, and utility knives which could damage the roof membrane. Such damage is not covered under terms of your responsibility. Therefore, it is in your best interest to take the following precautions:

- *Insists that a member of your maintenance staff accompany repairmen or other visitor to the roof.*
- *Take photographs of equipment and surrounding roof area immediately before repair*
- *Insist repairmen agree in writing to be responsible for any damage to the roof during the equipment repair period. It is important that repairmen understand that any repairs must be approved and accepted by Tremco under the terms of your agreement.*
- *Insist repairmen cover work area with plywood sheeting to protect the roof surface before repairing equipment.*



Find your nearest Tremco Roofing sales representative at tremcoroofing.com/find-a-rep

3735 Green Road | Beachwood, OH | 44122
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tremcoroofing.com | 800.852.6013



Tremco Roofing and Building Maintenance and WTI are part of Tremco Construction Products Group, offering a full range of sophisticated analytical, maintenance and information-based services with one simple goal – to maximize the life of your roof and protect the value of your building.