



Roofs, roof details, roof repairs

Maintenance, care and cleaning

General maintenance and inspection

Triflex roofing systems are designed to avoid the requirement for regular maintenance as far as possible. As a matter of good housekeeping, it is recommended that the Triflex system(s) and the roof generally are subject to general maintenance and inspection at least twice annually, ideally in the Spring and Autumn.

Maintenance

- Ensure the roof can be accessed safely following the relevant Health and Safety procedures
- Remove any debris from the roof area, and all items which could potentially cause damage to the Triflex system(s) - do not flush down outlets
- Carefully remove any plant growth ensuring the waterproofing is not damaged
- Check and clean outlets, drainage points, gutters, downspouts etc.
- Ensure that all rainwater goods are working effectively and there are no blockages, removing lids of inspection chambers and access grilles where necessary
- If possible cut back overhanging tree limbs so there is a minimum 1 meter clearance around the roof edge to minimise the risk of blocked drainage through leaves

Inspection

- Check all details visually to ensure a sound bond to the substrate
- Check the installed Triflex system(s) for any signs of mechanical or chemical damage
- Check for signs of oil, lubricant or coolant leaks from plant / equipment
- Check the soffit (where visible) for evidence of water ingress, wet patches, water staining etc.
- Check that all protective metal flashings and termination bars to abutment upstands are firmly in place
- Check all mastic sealant and mortar pointing for signs of failure
- Check that hard landscaping and proprietary surface finishes e.g. paving slabs, are in good condition and secure
- Check that any items of plant / equipment that have been introduced to the roof are sited on suitable isolation, and that any fixings do not penetrate the waterproofing
- Check other building components e.g. glazing, parapet walls, rooflights etc. for soundness

The building owner should keep a record of all inspections and maintenance. Any observations that require attention to the installed Triflex system(s) should be reported as soon as possible to the original installer.

Repair

Areas of mechanical and other damage should be repaired by the original installer as soon as possible after they become evident. Contact Triflex Technical Services for specific recommendations.

Additions and removals

Prior to additions and removals taking place which may affect the integrity of the installed Triflex system(s), contact Triflex Technical Services for approved methods.

General protection

Where Triflex treated areas are likely to suffer damage or contamination from other trades during subsequent or other works, suitable precautions should be taken to protect the installed system(s).

Cleaning

Should the roof require regular cleaning, we recommend the application of an optional smooth finish, anti-skid finish or heavy duty wearing course with finish.

The roof can be cleaned using the following method:

1. Manually brush away any loose particles, general dust, dirt, etc.
2. Ensure all outlets, drainage points, gutters, downspouts etc. are clear and free from any blockage
3. Apply a cold or warm (< 50°C) water pressure wash with Triflex approved detergent or degreasant in solution. The head of the water lance should be kept at least 500mm away from the Triflex surface at all times and the pressure should be restricted to less than 1,500psi
4. Preferably leave the detergent solution on the surface for approximately 15 minutes
5. For stubborn areas of dirt, gently brush or mop the surface after the detergent has been applied
6. Rinse the surface with clean, cold water. The head of the water lance should be kept at least 500mm away from the Triflex surface at all times and the pressure should be restricted to less than 1500psi
7. Squeegee excess water from the surface to outlets

Important notes:

- Water temperature must not exceed 50°C
- Only solvent, alcohol and caustic free detergents or degreasants approved by Triflex should be used
- Cleaning methods and materials not in accordance with Triflex guidelines may affect any warranty

Important note

The advice we provide on the 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 our technical development or improvements.

Maintenance, care and cleaning methods outside of this guidance may invalidate any warranty.