



Care and Maintenance Program

In order to ensure that your Tropical Roofing Products roof coating will continue to perform to its fullest, you should follow, implement and satisfy this Care and Maintenance program.

- A. Maintain a file for all records relating to this roof, including the Tropical Roofing Products agreements, reports, invoices, repair and maintenance bills, original drawings and specifications, etc.
- B. Inspect the roof and coating at least twice each year, typically in the spring and fall. The most common areas of damage or distress are at drainage points, penetrations, perimeter flashings and in traffic areas.
- C. Pressure wash the coating as needed (and not less often than once every 18 months) in order to remove all dirt and debris on the surface. Wash using clean water with appropriate pressure and pressure washing equipment. Surface should be maintained in clean white condition. Do not use anything but clean water unless directed by Tropical Roofing Products and in such case, use only approved wash products.
- D. Inspect for damage from the elements after severe weather conditions, such as hailstorms, heavy rains, high winds, etc.
- E. Arrange for prompt repairs necessary to correct non-guaranteed conditions affecting the roof surface. Repairs to the surface must be promptly performed by Tropical Roofing Products approved contractors with approved products and repair methods that are consistent with the type and quality of the warranted coating so that such repairs will last as long as the Tropical Roofing Products coating.
- F. Regularly remove any debris, such as leaves, branches, dirt, rocks, bottles, refuse, that may accumulate on the roof surface. Clean gutters, downspouts, scuppers, and surrounding roof areas to ensure proper drainage.
- G. Examine all metal flashings, counterflashings, expansion joints and pitch pockets for rust, detachment, deteriorated sealant, and damage. Reattach loose metalwork. Replace sealant as necessary. Prepare and paint rusted surfaces.
- H. Examine masonry walls and copings for cracks, bad mortar joints, deteriorated sealant, loose masonry/coping stones, and indications of water absorption. Repair all such conditions to prevent water infiltration.
- I. Examine rooftop equipment such as air conditioners, ductwork, gooseneck vents, powered ventilators, evaporative coolers, antennas, equipment screens, skylights, satellite dishes, etc. for excessive movement, spillage of coolant, condensation, oil, grease, water/liquid release, etc., and damage to sheet metal cabinets and rubber or fabric gaskets that may allow water infiltration. Employ, keep and maintain drainage systems for release of water, etc. from rooftop equipment to avoid surface water buildup. Keep all roof top equipment in good condition.
- J. Regularly examine for any cracks, blistering, or flaking. Promptly contact Tropical Roofing Products regarding any such cracks, blistering or flaking and recoat/patch any such areas with approved Tropical products.
- K. Minimize rooftop traffic. Establish paths which confine roof traffic to designated areas only. Service personnel should take care to avoid dropping tools, equipment, parts, etc. on the roof surface. Service personnel should not make any penetrations of or repairs to the coating. All work affecting the coating must be performed by an approved Tropical Roofing Products contractor.

This Tropical Roofing Products Care and Maintenance information is intended to address conditions commonly found on buildings. Other conditions may exist that require special maintenance considerations. It is the responsibility of the Building Owner to ensure that the care and maintenance program followed for a particular building is adequate, given that building's specific conditions.



Apply with confidence.

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