



General Instruction (GI)

GW-4-2

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GACOFLEX™ ROOF COATINGS MAINTENANCE GUIDE

NOTE: FOR SPRAYED-IN-PLACE POLYURETHANE FOAM ROOFING SYSTEMS, SEE:
GW-4-3 / GACOFLEX™ ROOFING SYSTEMS MAINTENANCE GUIDE.

A. PROTECT YOUR INVESTMENT

Your building's roof is your first line of defense in battling harsh weather and other environmental hazards. It is a valuable asset and as such should be properly maintained. Gaco recommends periodic maintenance and inspection of all roofing systems so that any detrimental conditions may be remedied promptly. This Maintenance Guide contains a number of important recommendations to assist you in protecting the GacoFlex Roof Coating installed over your roof for many years.

B. GENERAL

Gaco recommends a general inspection of your GacoFlex Roof Coating on a regular basis to identify possible damaged areas. Spring and fall are good times as they fit into normal maintenance cycles. A spring inspection will catch any winter damage while it is still minor, while fall is often part of a regular schedule to clean gutters, drain water lines, etc. in preparation for winter weather.

Although inspections may be performed by any qualified person selected by the building owner, Gaco recommends that at least one inspection per year be conducted by the Gaco-licensed applicator that applied your GacoFlex Roof Coating.

Always identify problems before deciding on any corrective actions. Skylights, vents, HVAC ducts, expansion joints, and metal flashings can sometimes be the sources of reported leaks.

NOTE: The cost of periodic inspections and maintenance of GacoFlex Roof Coating is not included in a Gaco warranty.

CAUTION: Coated surfaces may be exceptionally slick, so always observe proper safety protocols when inspecting and maintaining your roof.

C. INSPECTIONS

The purpose of regular inspections is to check for physical damage to your GacoFlex Roof Coating that may have been caused by people, animals, or windblown debris, and to repair such damage. During inspections, note any areas of suspected damage and contact a Gaco-licensed applicator as soon as possible to perform repairs.

Regular maintenance should include clearing drains of leaves, rocks, bottles, and other debris that may obstruct roof drainage devices. Proper drainage is essential to helping prevent the accumulation of water on the GacoFlex Roof Coating which can lead to areas of "ponding water," unsightly algae, and even structural compromise in extreme cases.

Ponding water can exacerbate problems for all roofing systems. A small cut or puncture may cause minor damage on a well-drained roof surface, but the same puncture located in an area of standing water may allow significant water infiltration, causing damage to the roofing substrate(s) and building contents. Consequential damages are excluded under the Terms, Conditions, and Limitations of a Gaco warranty.

All roofs should be designed and maintained to provide consistent and effective paths for water to completely drain off and away from the roof surface within twenty-four (24) to forty-eight (48) hours, and all drain areas must remain clear. Effective drainage must also accommodate build-ups of snow and ice that typically occur during the winter months. Removal of accumulated leaves and other debris often improves drainage.

NOTE: While ponding water increases the likelihood of water infiltration should damage to the GacoFlex Roof Coating occur, the presence of ponding water does not void your Gaco warranty.

D. CASUAL TRAFFIC & INTENDED USE

GacoFlex Roof Coatings can be damaged by physical abuse and therefore are not suitable for use as recreational spaces, or for accommodating foot traffic not associated with inspections and maintenance.

If there is a need for frequent servicing of rooftop equipment, require that any workers accessing the roof stay on marked walkways when servicing equipment. If it is determined that walkways are needed after the GacoFlex Roof Coating has been installed, contact a Gaco-licensed Applicator or your local Gaco Area Manager for recommendations.

E. SPECIAL WEATHER CONSIDERATIONS

Spring & Summer: Dark glasses are recommended when accessing bright-colored or white reflective roof surfaces. Look for any signs of physical damage and contact a Gaco-licensed applicator to make repairs to any areas of concern.

Fall: Before Winter weather arrives, check all roof drainage devices, including scuppers, gutters, downspouts, or roof drains, to ensure they are free of leaves, debris, mud, etc. Clogged drainage devices could result in water backing up to the point of infiltrating past flashings or causing damage from weight loading which can degrade the integrity of GacoFlex Roof Coatings.

Winter: Only use a rubber-edged bladed shovel or a soft bristle broom on GacoFlex Roof Coatings for snow removal and allow a thin layer of snow to remain. Do not remove the snow down to the GacoFlex Roof Coating's surface since sharp edges of snow shovels may cause damage to the roof. Never use snow blowers.

F. GACOFLEX ROOF COATING ALTERATIONS

Contact a Gaco-licensed applicator before making any alterations to your GacoFlex Roof Coating, including adding or removing rooftop penetrations or setting equipment on the roof. For warranted GacoFlex Roof Coatings, alterations must be reported to Gaco to ensure continuous warranty coverage. See your specific warranty for additional information.

G. PHYSICAL DAMAGE

Contact a Gaco-licensed applicator as soon as possible in the event of cuts, tears, punctures, exposure to chemicals or biological materials, wind scour, or other physical damage to the GacoFlex Roof Coating.

H. REPORTING A LEAK

A potential leak in your building's roof is important to identify as early as possible to avoid further degradation of the roof and underlying structure. Fortunately, this can easily & conveniently be accomplished through either the Gaco.com website or over the phone – both of which are provided for your reference below. Either option is available 24 hours a day, 7 days a week.

Website: <https://gaco.com/resources/report-a-leak/>

Phone: 800-830-5612