



**GACOFLEX™ ROOFING SYSTEMS
MAINTENANCE GUIDE**

A. PROTECT YOUR INVESTMENT

Your GacoFlex Roofing System is your first line of defense in controlling energy consumption and battling harsh weather. 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 several important recommendations to assist you in maintaining a watertight GacoFlex Roofing System for many years.

B. GENERAL

Gaco recommends a general inspection of your GacoFlex Roofing System 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 installed your GacoFlex Roofing System.

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

NOTE: The cost of periodic inspections and maintenance of GacoFlex Roofing Systems 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 GacoFlex Roofing System.

C. INSPECTIONS

The purpose of regular inspections is to check for physical damage that may have been caused by people, animals, or windblown debris, and to repair such damage. During inspections, note any areas of exposed foam 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 prevent the accumulation of water on the roof which can lead to areas of “ponding water,” unsightly algae, and even structural compromise in extreme cases.

Ponding water can exacerbate problems for all GacoFlex 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 roof foam, substrate(s), and building contents. Consequential damages from such 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 24 to 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 is essential for effective drainage.

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

D. CASUAL TRAFFIC & INTENDED USE

GacoFlex Roofing Systems can be damaged by physical abuse. Therefore, they are not suitable for intended use as recreational space or accommodating incidental foot traffic not associated with scheduled inspection, maintenance or repair.

If there is a need for frequent servicing of roof mounted 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 Roofing System has been installed, contact a Gaco-licensed Applicator or your local Gaco Area Manager for recommendations on Gaco products that provide safe, defined walkway areas.

E. SPECIAL WEATHER CONSIDERATIONS

Spring & Summer: Dark glasses are recommended when accessing bright-colored or white reflective GacoFlex Roofing Systems. 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 Roofing Systems.

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

F. ROOFING SYSTEM ALTERATIONS

Contact a Gaco-licensed applicator before making any alterations to your GacoFlex Roofing System, including adding or removing rooftop penetrations or setting equipment on the roof. For warranted GacoFlex Roofing Systems, alterations must be reported to Gaco to ensure continuous warranty coverage. Refer to your specific warranty for further information regarding alterations.

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 Roofing System.

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