

## **MAINTENANCE GUIDELINES:**

### **GacoFlex S20 Series/GacoFlex S2100 Silicone Roofing System**

Note: For foam roofs, please see: **GacoRoofFoam 2733 and GacoFlex S20 Series/GacoFlex S2100 Silicone Roofing System**

#### **INSPECTION:**

Gaco Western recommends a general inspection of roof condition 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 minor, while fall is often part of a regular schedule to clean gutters, drain water lines, etc. in preparation for winter.

GacoFlex S20 Series or GacoFlex S2100 Silicone Coatings will protect the roof for many years. The purpose for regular inspections is to check for physical damage which may have been caused by people, animals, or windblown debris and to repair such damage.

Many reported roof leaks can be traced to water back-up due to plugged drains or scuppers. Regular maintenance should include clearing drains of leaves, rocks, bottles and other debris.

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

#### **LIMIT CASUAL TRAFFIC:**

Roof surfaces can be damaged by physical abuse and therefore are not suitable for recreational or casual foot traffic.

If there is a need for frequent servicing of roof mounted equipment, install GacoFlex SF2036 WalkPad, which is specifically formulated for compatibility with the GacoFlex S20 Series or GacoFlex S2100 Silicone System. Require people to stay on marked walkways to equipment requiring service or repairs. If it is determined that walkways are needed after the roofing system has been installed, contact a Gaco Western Qualified Applicator or the local Gaco Western Representative for a recommended GacoFlex SF2036 WalkPad installation.

#### **TIPS FOR WORKMEN:**

When moving heavy objects or placing equipment with legs or sharp corners, place a minimum of 3/8" plywood on the roof surface to protect it and disperse the weight proportionately. Dropping metal pipes or other heavy materials may puncture the coated roof membrane, necessitating repairs. Wearing sharp heeled boots or shoes can cause damage to a roof. Rubber soled shoes should be worn when walking on any roof.

Fuel, grease, oil or other petroleum derivative products should not be allowed to spill onto the roof, since such compounds could damage any roof system and subsequent repairs could be difficult.

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### SPECIAL WEATHER CONSIDERATIONS:

**Summer:** GacoFlex S2000/S2100 White Silicone Coatings are highly reflective white coatings and dark glasses are recommended to protect the eyes.

**Winter:** In areas where heavy snowfall is experienced, it may be necessary to remove the snow from the roofs to protect it from a snow overload. Leave a thin layer of snow on a coated roof. Do not remove the snow down to the roof surface, since the sharp edges of a snow shovel or snow blower can cause roof damage. A rubber edged bladed shovel or snow blower should be used for snow removal from a roof.

**Fall:** Before winter weather arrives, check all scuppers, gutters and drains to make sure that they are clear of leaves, debris, mud, etc. A clogged drain could result in water backing up to the point of infiltrating past flashings or causing damage from weight loading.

### CUTTING THROUGH A SILICONE COATED ROOF FOR THE INSTALLATION OF A VENT, PIPE OR OTHER PENETRATION:

Measure and lay out the location of the proposed hole, and cut through the structure as required by the proposed construction. Clean the item as necessary, making sure to remove any dirt and oil residue. Prime the item with GacoFlex E5320 2-Part Epoxy Primer/Filler, and let cure. Do not apply the primer over existing silicone. Seal the item to the existing silicone roof surface with GacoFlex 66S Reinforcing Polyester Mesh embedded in two coats of GacoFlex S20 or GacoFlex S2100. Allow to cure, then inspect for wrinkles, cavities or other defects in the GacoFlex 66S Mesh, repairing with GacoFlex S20 or GacoFlex S2100 as needed. Apply the GacoFlex S20 Series or GacoFlex S2100 Silicone Coating following Gaco Western's recoat instructions.

Do NOT open the roof without having the proper materials on hand for the repairs.

### TEARS AND PUNCTURES:

Tears and punctures in a roofing system are often caused by people who do not follow the recommended procedures for protecting the roof.

Tears and punctures are repaired as follows:

1. Remove the loose coating from the damaged area and properly dispose of the debris.
2. Clean area by solvent wiping with Acetone.
3. Large areas of bared substrate should be spot primed with GacoFlex E5320 2-Part Epoxy Primer/Filler. Caution: Do not apply primer over existing silicone.
4. Repair with GacoFlex SF2000 SeamSeal or GacoFlex 66S Reinforcing Polyester Mesh embedded into coats of GacoFlex S20 or GacoFlex S2100 as needed. Allow to cure. Apply 22 mils minimum of GacoFlex S20 Series or GacoFlex S2100 Silicone Coating.

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**BLISTERS:**

Re-roofing over a substrate that is improperly vented or has existing wet insulation is the primary cause of blisters.

Blisters are found in all types of roofing systems including BUR, modified bitumen, single-ply, or those that are liquid applied. They are always a concern because they are susceptible to damage from foot traffic. Use an aerosol can of paint to mark blisters to identify them so they can be avoided until repaired.

**REPAIR OF COATING BLISTERS:**

Blisters in the coating can be repaired as follows:

1. Use a sharp knife to cut around the coating blister. Use care not to damage the substrate while removing the coating to a clean, dry surface.
2. Clean area by solvent wiping with Acetone.
3. Large areas of bared substrate should be spot primed with GacoFlex E5320 2-Part Epoxy Primer/Filler. Caution: Do not apply primer over existing silicone coating.
4. Apply 22 mils of GacoFlex S20 Series or GacoFlex S2100 Silicone Coating, allowing adequate time to dry between coats.

**MATERIALS FOR REPAIR:**

Materials for minor repairs should be kept on the premises for emergencies. The following is a list of such items:

- 12 tubes (one case) – 100% silicone sealant, for exterior usage.
  - 5 gallons – GacoFlex S20 Series or GacoFlex S2100 Silicone Coating
  - 5 gallons GacoFlex SF2000 SeamSeal
  - 2 gal GacoFlex E5320 2-Part Epoxy Primer/Filler
  - 1 roll GacoFlex 66S Reinforcing Polyester Mesh, 4"
  - 1 can – Spray paint to mark areas requiring repair
- GacoFlex Products can be purchased from authorized Gaco Western Dealers.*

**CAUTION:** Asphalt and coal tar roofing cement are not compatible with GacoFlex Coatings. Repairs made with either material will seriously impair the ability to make the proper repairs and will compromise the long term performance of the silicone roof system.

**TOOLS FOR REPAIR:** There are no special tools required.

The following is a list of those tools that should be readily available:

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|---------------------|--|
| Caulking gun        | Butcher knife (to cut and trim the foam) |
| Paint roller frame  | Putty knife                              |
| Paint roller covers | Disposable 2" paint brushes              |
| Razor knife         | Rubber gloves                            |

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**CLEANING:**

1. Remove heavy deposits of dirt, leaves and other debris.
2. Wet the surface with clean water.
3. Apply GacoWash with a diluted solution of 1 part GacoWash to 9 parts water. Apply the solution in an arc pattern with a Hudson type garden sprayer or a chemical pick-up attachment on a pressure washer.
4. Allow the cleaning solution to soak for 10-15 minutes. *Note: Do not allow it to dry!*
5. Lightly scrub the areas of heavy dirt build-up with a soft bristle broom \* \*\*
6. Thoroughly rinse the cleaning solution from the roof surface with a hose or pressure washer (< 1,500 psi).

Caution must be taken as the wet coating may be very slippery!

Notes: \* A stiff bristle broom may cause mechanical damage to the coating system.

\*\* Any organic growth (mildew, algae, etc.), that is not removed by the cleaning solution and light scrubbing may be treated with environmentally friendly chemicals. Follow the chemical manufacturer's instructions.

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