



CoverTec
innovative chemistry for substrate solutions

Technical Bulletin

General Care and Maintenance Instructions of CoverCoat 840 CP Copolymer Roofing System

General Information

CoverCoat 840 CP Roofing System is designed to produce, long-term, heat reducing, easily maintained, seamless waterproof protection for the building owner. CoverCoat 840 CP seamless roofs are easy to maintain because they do not provide cracks and crevices to entrap contaminants and imperfections/ damage shows up clearly, so maintenance is not a matter of guesswork.

CoverCoat 840 CP Roofing System should be maintained with a periodic inspection and cleaning to prevent the build up of dirt and debris along with prompt correction of any minor problems before they become troublesome. The roof should be inspected by the owner once per year as a minimum. Any issues that are identified should be reported to CoverTec in writing along with supporting photographs. CoverTec can be contacted at 10821 NW 50th Street, Sunrise Florida 33351. Tel 888-966-9380.

Duty of Building owner

- Provide regular inspection
- Maintain accurate records
- Control roof access
- Report leaks or damage immediately
- Use professional contractors for all major maintenance

Scheduled Annual Inspections

Scheduled annual inspections should document the following:-

- New construction or equipment on the roof
- Damage to roof
- Uplift separation
- Vandalism

Any questionable items should be reported to CoverTec.

Roof Cleaning

It is important to note that reflectivity of the coating may be reduced if the roof surface is not cleaned on a regularly scheduled basis. **It is recommended that roof is cleaned every 2 years.** All dirt, debris, oils etc. must be removed by the most effective method possible. High-pressure water (3000 psi) is the preferred method. Vacuuming, stiff brooming, and low-pressure water washing can also be used. When high-pressure water washing is used it should be done at a pressure suitable to remove embedded dirt and contaminants without damaging the substrate that is being cleaned and care must also be taken to make sure that water does not intrude into the building or the existing roofing system. Do not use a pencil tip. A 40° to 60° Fan is recommended. The tip of the nozzle should be kept approximately one to two feet from the coating.

Roof maintenance

Roof maintenance should include roof membrane, flashings, drains and parapet walls. HVAC condensate drains should be properly routed to roof drains or plumbed off the roof.

All roof penetrations, curbs, vent stacks and related roof penetrations should be flashed all laps and wall flashings should be maintained in a leak and defect free condition.

Recoating

To maintain the performance of the CoverCoat 840 CP Roofing System, it is recommended that the Copolymer be recoated shortly after the end of the warranty period. The specification and surface preparation requirements for recoating should be coordinated with CoverTec at the time of recoating.