



# **AMB Aluminum Substrate Metal Roof Preventative Maintenance Manual**

## **Maintenance to Continue Warranty Coverage**

### **Introduction**

AMB would like to take this opportunity to thank you for your recent purchase of an AMB Weathertightness Warranty on your Roof System. The purpose of this Manual is to assist your efforts in maintaining and protecting your building's roof. Just as with any building, your roof will occasionally need required warranty coverage maintenance attention to allow continued warranty coverage, to prevent potential problems, to prolong the life of the roof system, and to maintain the current value and aesthetic appeal of your investment.

## Regular Required Maintenance

Surface Maintenance is mandatory to preserve your roof. Surface Maintenance is required to be conducted semi-annually, ideally, in the spring and in the fall.

Additional maintenance activities are required immediately following a severe weather event, such as, a hurricane, tornado, hailstorm; damaging wind, rain, or snowstorm; and extreme summer heat or winter cold. Maintenance activities are also required immediately following a fire, vandalism, and after other trades or non-roofing trades have been on the roof for any reason.

Failure to conduct mandatory maintenance will void your perforation warranty.

## Surface Maintenance

Surface Maintenance involves tasks that can be identified without a thorough inspection. These tasks include:

- Cleaning off dirt and debris
- Cleaning out gutters, drains and downspouts
- Cleaning valleys and dead areas
- Trimming any branches that are touching the surface
- Removing salt deposits
- Checking for ponding water, mildew, scratches, scuffs, chipping, flaking, and chalking or fading, cracks or tears

**While the owner or property manager can conduct surface maintenance, it is highly recommended that the contractor who built the roof system or a company certified to conduct maintenance services be retained. Walking on any roof is dangerous, and the danger increases with the slope of the roof. When performing maintenance on your roof system, always use fall protection and personal safety equipment required by OSHA. Always comply with all safety guidelines whether customary, regulatory, or statutory. Failure to follow these regulations can result in serious injury or death. AMB is not responsible for any injury incurred to any individual while conducting building maintenance.**

When performing roof maintenance:

- Keep foot traffic to a minimum
- Step only in the panel flat directly on or in close proximity to a supporting roof structural
- Do not step in or on gutters or the gutter hanging system
- Do not step on or near skylights
- Do not walk on Light Transmitting Panels
- Avoid stepping on ridges, caps, seams, flashings
- Avoid stepping on lap joints in roof panels
- Avoid stepping on panel ribs between purlins
- Avoid walking near roof curbs or other roof penetrations

Before performing any surface maintenance, contact the Manufacturer/Fabricator of the Building Systems for assistance to ensure that you are using the proper techniques, procedures, products, chemicals, and materials.

If there is damage to a panel, the entire aluminum panel must be replaced.

Be certain that a detailed report of all work completed by the contractor is obtained.

## Preventative Maintenance Documentation Log

All maintenance, both surface and structural, that is performed is required to be logged on the attached Maintenance Log. Be certain work is documented and copies of receipts and reports are attached. This is necessary to ensure continued warranty coverage.

## Roof Corrosion Perforation

Immediately, within 30 days, of discovering any roof corrosion perforation, contact AMB Customer Service with written notice describing the perforation and sending pictures of the perforation to [warrantydepartment@ambwarranty.com](mailto:warrantydepartment@ambwarranty.com). If the situation is urgent, call (770) 664-5310. Failure to contact AMB within 30 days will void the Perforation Warranty. Also do not allow any repairs that are not pre-approved by AMB. Failure to obtain pre-approval from AMB for any repair will void the Perforation Warranty. Upon being notified of a corrosion perforation, AMB will assess the situation and attend to the repair.

