KARNAK
THE SEAL OF QUALITY

Care & Maintenance Guidelines

Roof Systems & Coatings

www.karnakcorp.com

KARNAK

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Thank you for choosing KARNAK for your roofing needs. Routine scheduled inspections and good maintenance practices will ensure that this valuable asset is preserved and protected from damage that can be caused by rain, hail, wind, ice, UV exposure, heat, cold, thermal movement, maintenance traffic and more. A properly designed, installed and maintained roof not only protects the building's contents, it also defends the integrity of the entire building by preventing water intrusion and protecting the insulation and other structural components. Please review the following care and maintenance guidelines. Failure to comply with these requirements will void the KARNAK Warranty.

Safety First

Before inspecting the roof, familiarize yourself with all safety measures and ensure that skylights and other hazards are marked accordingly to prevent accidents. Coated roof systems may be slippery when damp, or wet. Cool roofs may have frost in the early morning hours or late afternoon that is difficult to observe. Exercise caution when walking on the roof.

Inspections

KARNAK requires (recommends on non-warranted systems) that all Warranted roof coating systems be inspected twice a year (spring and fall) from the date of original installation. For roofs exposed to extreme conditions such as heavy rains or unusual environmental deposits from nearby manufacturing facilities or mining quarries, it is highly recommended that inspections be conducted more frequently. If the building houses manufacturing equipment that evacuates or exhausts fumes or debris on the Warranted roof, the roof must be inspected quarterly to ensure that deposits from the evacuation are not damaging the Warranted roof.

Provide a copy of the bi-annual inspection report to KARNAK including pictures showing the condition of the entire Warranted roof, and any areas of concern. Send report and photos to KARNAK 330 Central Avenue, Clark, NJ 07066 Attn: Warranty Department.

During inspections keep the following in mind:

1. If dirt or contaminants have accumulated on roof surface, the roof must be cleaned immediately (refer to the Cleaning section for information).
2. Check all flashings, edging, pipe penetrations, cornices, fascia to ensure they are in good condition.
3. Check exterior and interior walls, parapets, and other structures for signs of structural damage such as settling or movement. Cracks on the wall are a warning of possible cracks in the roof membrane, substrate, or flashings.
4. Branches or other obstructions and debris including bolts, screws, rocks, nails, etc. must be removed from the surface of the roof. Prune or secure any tree branches or lose objects that may rub against the roof surface during windy conditions.
5. Check all roof surface areas for formation of vegetation, mold, algae or mildew. If any are found clean with mild solutions that avoid causing damage to the roof surface (refer to the Cleaning section for information).

Areas of concern must be documented, and both KARNAK and the roofing contractor named in the Warranty ("Contractor") must be notified within 48 hours. Areas of concern must be addressed in accordance with KARNAK specifications and standard roofing practices.

Drainage

Proper roof drainage is critical to good roof performance. KARNAK requires that all roof drains and downspouts be inspected twice a year during the spring and fall. The roof and drains must be cleared of all debris or obstructions to allow for proper drainage. Note any areas where water accumulates for a period longer than 24 hours.

Cleaning

The roof should be cleaned with KARNAK 799 Wash-N-Prep (diluted at 8 oz. per gallon of water) using a soft brush or mop followed by a low-pressure water rinse (NOT power-washed). This will ensure continued optimum reflectivity and performance. It will also reduce the likelihood of vegetative growth.

Roof Access

Roof access must be limited to "authorized personnel" who understand proper roof access procedures and practices to prevent damage to the roof. Warn all authorized personnel about dropping tools, or altering or penetrating the roof membrane, flashings, parapets, or fascia. They must also be warned about moving mechanical equipment or roof-mounted units over coated roofs. The roof surface must be protected always, and care must be taken not to place excessive weight on a concentrated roof area.

KARNAK requires (recommends on non-warranted systems) for Warranted projects that a log be kept of all roof access requests and approvals, including information on persons provided access. Any damage or modifications that occur to the roof during these visits must be noted on the log, and reported to KARNAK and the Contractor immediately. All damage must be repaired immediately in accordance with KARNAK specifications and standard roofing practices.

Severe Weather

KARNAK requires (recommends for non-warranted systems) that the roof MUST be inspected immediately after any storms or severe weather events. All damage must be reported to KARNAK and the Contractor within 48 hours of occurrence. Damage must be repaired immediately in accordance with KARNAK specifications and standard roofing practices.

Inspect the roof after snow falls, and take photographs if possible. When snow removal is necessary, make sure it is done by a qualified professional roofing contractor. Ensure that plastic shovels without sharp edges are used. Avoid snow blowers, shovels with sharp edges, picks or axes that can cause damage. Inspect the roof as soon as the snow is gone from the roof surface.

Leaks & Emergency Repair

If any leaks occur, the Contractor and KARNAK must be contacted immediately. If possible, note and provide the exact weather conditions at the time that the leaks occur. Also note if leaks stop when it stops raining, or if they continue for a while after it stops. All these factors are useful in helping identify the source of the leaks and leads to a more efficient and effective repair.

Emergency repairs to prevent interior damage may be performed, however KARNAK and the KARNAK contractor of record must be notified immediately and alerted that they must inspect the temporary repair and address any shortcomings with the repair. Unless caused by product defect, all emergency repairs and follow-up repairs are the responsibility of the building owner, and shall be at the owner's sole expense.

Any damage caused by misuse of, or abuse to the roofing system is the responsibility of the Building Owner. Building Owner should ensure that all damage is repaired by the KARNAK contractor of record, or a KARNAK Qualified Applicator.

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Roof Maintenance Requirements

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General Precautions

DO NOT allow the installation of antennas, satellite dishes, mechanical equipment, or any other roof penetrations without notifying the Contractor and KARNAK first. Log all details of authorized installations on the roof access log including location, date, and all procedures and materials used to seal the roof after installation.

DO NOT allow traffic on the warranted roof when the temperatures are freezing or extremely hot as this may result in roof damage. Protect the roof by avoiding exposure of the roof membrane to solvents, oils, petroleum products, grease or fats, lubricants, food waste, etc. Ensure that catch pans or basins are installed to protect the roof from exposure to deposits of chemicals, grease and other materials that may by evacuated onto the roof surface from the building's operations. All catch-basins should have proper drainage to prevent overflow onto the roof surface.

Failure to comply with these requirements will void the KARNAK Warranty.

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Manufacturing/Warehouse Locations:
Clark, NJ
Ft. Lauderdale, FL
Broadview, IL
Kingman, AZ

Distribution Warehouse Locations:
Renton, WA
Rancho Cucamonga, CA
Dallas, TX