Your Johns Manville roofing system is made of premium quality materials, and it’s backed by a valuable guarantee. Both help secure your investment as a building owner, but they also rely on your commitment to responsible maintenance. Knowing when and why to inspect your roof for optimum performance is critical to a long lasting JM Roof System.

**THE RIGHT WAY TO MAINTAIN YOUR ROOF**

**Do…**

- Perform inspections at least twice a year or as required by the guarantee. It’s best to inspect your roof at the end of winter and the end of summer, when it has gone through the most thermal stress.

- Conduct inspections immediately after unusual occurrences such as heavy rains, high winds, hail, nearby fires, explosions, etc.

- Watch your roof for trouble spots, and clear away any debris or contaminants on a regular basis. This includes unclogging drains in the spring and fall.

- Establish a rooftop control policy, and keep any access doors or hatches locked.

- Keep a file of all records, inspection reports and activity related to your roof.

- Advise equipment service personnel to be careful handling tools and heavy equipment on your roof.

**Don’t…**

- Allow unqualified personnel to access or maintain your roof.

- Permit equipment service personnel to make penetrations into your roof. These should be handled by an approved roofing contractor.

- Power wash your roof, as it may cause unintended damage.

- Move heavy equipment across your roof.

- Puncture the membrane.

---

**CAUSE & EFFECT**

1. **When a water line split on this roof…**

2. **the leak created a persistent pool…**

3. **and gave weeds a chance to grow.**
## MAINTENANCE CHECKLIST

Below is a checklist of things to look for while on your roof. Use this as a guideline for semi-annual maintenance, and maintain the records to help ensure the integrity of your roofing system.

<table>
<thead>
<tr>
<th>Field of Roof</th>
<th>General Condition</th>
<th>Building Exterior</th>
<th>Walls &amp; Roof Edge – Coping Caps or Gravel Stop, Gutter</th>
<th>Fascia</th>
<th>General Condition</th>
<th>Building Interior</th>
<th>Walls</th>
<th>Underside of Deck</th>
<th>Ceilings</th>
<th>General Condition</th>
<th>Field of Roof</th>
<th>Gutters, Scuppers, Downspouts, Drains</th>
<th>General Condition</th>
<th>Perimeter/Flashings</th>
<th>Drainage System</th>
<th>Laps</th>
<th>General Condition</th>
<th>Field of Roof</th>
<th>HVAC</th>
<th>Equipment Supports: Satellite Dishes, Signs, Antennas, etc.</th>
<th>Lightning Protection</th>
<th>Equipment Flashing</th>
<th>General Condition</th>
<th>Penetrations</th>
<th>Pipes and Vent Penetration Pan, Pitch Pocket</th>
<th>Expansion Joints</th>
<th>General Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Condition</td>
<td>Inspect all areas for signs of leaks and/or deterioration.</td>
<td>Walls &amp; Roof Edge – Coping Caps or Gravel Stop, Gutter</td>
<td>A coping is a covering for the top of a wall that is exposed to weather. It is usually sloped to shed water to the roof. Inspect for deterioration, missing mortar and stains in walls indicating possible leaks. Check for cracking, splits and mortar integrity. Replace any damaged, loose or cracked areas. Caulk joints if necessary.</td>
<td>Fascia</td>
<td>Inspect all surfaces for signs of leaks and/or deterioration.</td>
<td>General Condition</td>
<td>Inspect all areas for signs of leaks and/or deterioration.</td>
<td>General Condition</td>
<td>Remove any debris such as leaves, small branches, dirt or rocks that have accumulated.</td>
<td>Surfaceing</td>
<td>Minimize the amount of foot traffic on the roof whenever possible. Place walkway pads at roof entry areas and at rooftop equipment access panels.</td>
<td>Laps</td>
<td>Inspect the condition of membrane laps, if applicable.</td>
<td>General Condition</td>
<td>Water should flow freely, unobstructed from the roof.</td>
<td>Gutters, Scuppers, Downspouts, Drains</td>
<td>Remove any debris from inside and the surrounding areas. Make sure strainers and clamping rings are secure.</td>
<td>General Condition</td>
<td>Inspect attachment to make sure it remains watertight. All metal work must be caulked and watertight. Only JM metal is covered by the JM Peak Advantage Guarantee.</td>
<td>Base Flashing</td>
<td>Inspect for adequate fastening at top of the flashing. Check attachment to the substrate. Inspect vertical flashing end laps and horizontal laps at membrane.</td>
<td>Counterflashing</td>
<td>Ensure that the counterflashing is well secured. Periodically remove and replace caulking to ensure watertight conditions. Only use commercial grade caulk suitable for rooftop application.</td>
<td>General Condition</td>
<td>All roof penetrations are prone to leaks. All units should be installed using compatible roof materials and should be properly flashed. Be sure to have a JM approved contractor assist in the installation and flashing of new rooftop equipment.</td>
<td>HVAC</td>
<td>Check condensation lines for positive drainage and ensure they are flowing freely to roof drains. Condensation lines should rest on wood blocks or rubber supports and never directly on the roof surface. Ensure equipment is in good condition and working properly. Install protection/walkpads around perimeter of any equipment that requires periodic maintenance.</td>
</tr>
</tbody>
</table>