

Phoenix Products PVC Roof Protection and Maintenance Recommendations



1. Bi-yearly Inspections

Phoenix Products recommends an inspection at least twice per year; in the spring and fall using the Inspection Maintenance Checklist provided in this guide.

In the spring you want to check for any maintenance items for the PHX roofing system, and in the fall, you're checking to make sure the roof is ready to go through the winter. This includes open drain system free of debris.

2. Severe Weather Inspection

Always inspect the roof for damage after severe weather such as hailstorms, heavy rains, and high winds.

Just because water is not coming in doesn't mean the roof hasn't been damaged. The sooner you repair any damage, the smaller the repair and the repair costs.

3. Repair Properly

All roofing repairs must be performed by a PHX authorized contractor, or a PHX Technical Representative. Products used for permanent repairs should be supplied or approved by Phoenix Products prior to commencement of work. Temporary repairs can be made to avoid water intrusion.

Improper repairs are a common cause of roof problems and are easy to avoid.

4. Keep Roof Clean and Free of Debris

Phoenix Products recommends removing debris from roof with a push broom or plastic shovel, such as leaves, branches, dirt, rocks, bottles, trash from other trades. Keep gutters, downspouts, drains, scuppers, and the surrounding roof area clean to ensure proper drainage.

Trash and debris can not only cause harm (such as punctures) to the roofing system but also can be a safety hazard; this can range from simple "trip" hazards to potentially overloading the structure with extensive ponding water and weight from clogged drains.

5. Keep Metal Flashings and Sealants Watertight

Examine all metal flashings, counter flashings, expansion joints and pitch pockets for rust, detachment or damage, and deteriorated sealant. Reattach loose metal work, replace sealant as necessary; repair metal as necessary; and prepare and paint any rusted metal.

Metal components on a roof are a common point of water entry.