

# ROOF OWNER'S MAINTENANCE GUIDE

Silicone RCR Roofing Systems



**PROGRESSIVE**  
MATERIALS

## About Silicone Roof Coating Restoration (RCR) Systems

Progressive Materials, LLC manufactures a high solids, low VOC silicone coating, Pro-EcoSil HS 3200, designed to restore failing roof systems. This technology offers you a sustainable, high performance, lower lifecycle cost roof system. We call this system the Silicone Roof Coating Restoration (RCR) System.

The RCR Roof System is a seamless, spray-applied system that conforms to virtually any roof configuration while providing lightweight, waterproof and high wind uplift resistance protection to your building. The RCR roofing system offers longer life expectancy and lower lifecycle cost over other systems because minor damage is identifiable and repairable by in-house personnel with compatible materials.

## The Importance of Periodic Roof Inspections

Roofing systems should be inspected at least twice a year (Spring and Fall) for damage or defects. Someone who understands the design and components of the roofing system should perform inspections. Your Progressive Materials Certified Licensed Applicator may provide this service.

The Spring inspection identifies any damage sustained over the Winter so repairs can be accomplished during the local roofing season. The Fall inspection will make sure the roof is ready for the upcoming Winter. Seasonal inspections are important for both warm and cold weather regions.

**What to Look For:** *A Maintenance Inspection Checklist accompanies this manual. Use a separate form for each roof.*

Each inspection should follow a set routine for the examination of each visible component of the roof assembly and the identification of any areas requiring attention. Pay particular attention to:

### Gutters, Scuppers and Drains

- Leaves, dirt, etc. can block positive drainage
- Seals
- Screens and strainers

### Rooftop Units and Penetrations

- Vents, hatches, stacks, skylights and HVAC equipment penetrations
- Condensation from HVAC units piped to drains
- Rain caps on stacks
- Seams in units
- Damage to the surrounding roof system caused by service to units

### Surface Area of Roof

- Mechanical or physical damage caused by tools or heavy objects, hail, vandalism or excessive foot traffic
- Blisters or interlayer separation

### Flashings, Roof Edges, Terminations, Expansion and Control Joints

- Cracks or splits at roof terminations, including edge flashings and expansion joints
- Coping joints and metal flashings
- Check masonry walls for moisture penetration or deterioration

### Special Inspections

Recommended following situations such as:

- Construction on or above the roof or adjacent areas
- Installation of new equipment on the roof
- Extreme weather conditions such as hail, high winds or unusually heavy snow load
- Fire, vandalism or other known damage to the roof or adjacent area

An inspection should also be carried out when maintenance, repair or re-roofing is anticipated. A follow-up inspection should be performed when this work is completed.

### Defects

- Pinholes
- Erosion of coating
- Cracks and moisture penetration
- A non-destructive moisture detection device may be used to determine moisture content

### Prevent Damage

Take these steps to prevent damage and safe guard the long life of your RCR roofing system:

- Remove debris from the roof
- Do not use the roof as a storage area
- Vent exhaust or harmful chemicals away from the roof surface
- Pipe condensation from HVAC units to drains
- Minimize foot traffic or install walkways to reach essential equipment (check with Progressive Materials, LLC or your Certified Licensed Applicator)

## Know Your Roof System

Keep a historical record and roof system file available to all roof maintenance personnel. The file should include:

- Technical Data Sheets
- Material Safety Data Sheets
- Original Specifications
- Warranty
- Contact information for Progressive Materials, LLC and your Certified Licensed Applicator
- Past roof inspection reports
- Record of repairs made
- This manual

## When to Call an Approved Applicator

Some repairs will require a licensed applicator's expertise. Consult warranty terms before performing any repairs to avoid negating the warranty. The warrantor must be notified prior to performing repairs to any problems covered by the warranty. Other situations that require a professional include:

- Large cracks or splits
- Significant leaks
- Renewal/recoating

## Conclusion

The service life of an RCR roof system can be greatly extended by proper maintenance and care. The building owner should:

- Limit and control roof access
- Conduct regular inspections
- Conduct special inspections following extraordinary situations such as extreme weather, report leaks or damage immediately, perform routine maintenance
- Use Progressive Materials, LLC Certified Licensed Applicators for major maintenance, new penetrations, and permanent repairs

Paying attention to these areas will help to provide the building with a sustainable, high performance, longer life expectancy, and lower lifecycle cost roof.

Repair materials compatible with the Silicone RCR system are available from Progressive Materials LLC.

## Service Agreements

Many Certified Licensed Applicators offer a maintenance or service contract. Service agreements generally cover periodic inspections and routine maintenance.

A report is issued to the building owner following each inspection, including recommendations for immediate and future repairs. This report should become part of the roof system historical record.

## Warranty

The warranty establishes and limits the responsibilities and liabilities of the building owner, manufacturer and contractor for a specified period of time. It is very important that building owners read and understand the terms and conditions of the warranty.

A manufacturer or contractor warranty can be voided for a variety of reasons. Please review the warranty documents provided for limitations.



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