

Davlin

Since 1968

ROOF OWNERS MAINTENANCE GUIDE

Roofseal® Silicone Top

Premium Grade Silicone Roof Restoration System
Manufacturer-Backed | 10, 15 & 20-Year NDL Warranties

Prepared by

Davlin Coatings LLC

700 Allston Way Berkeley, CA 94710

Davlin Silicone Restoration System

Project Address: _____

For building owner & contractor support only. Final system approval subject to Davlin Coatings specifications and review.

Purpose of This Guide

This Building Owner's Maintenance Guide is provided by Davlin Coatings LLC to outline recommended inspection, documentation, and maintenance practices for the Roofseal® Silicone TOP roofing system installed at the project address listed herein.

This guide is intended for building owners and facilities personnel as a practical reference for ongoing roof care. It does not replace the Project Specifications, manufacturer technical data, or warranty documents. Proper maintenance, routine inspections, and accurate record keeping are essential to preserving long-term system performance and maintaining warranty compliance.

This maintenance guide applies to all Davlin-issued 10, 15, and 20-year No-Dollar-Limit (NDL) warranty terms for Roofseal® Silicone TOP roofing systems.

About the Roofseal Silicone TOP System

Roofseal® Silicone TOP is a premium-grade, high-solids silicone roof coating system designed to restore and protect existing roof assemblies. Once cured, the system forms a seamless, fully adhered, monolithic membrane that resists ultraviolet exposure, weathering, and ponding water.

The TOP formulation is engineered to maintain wet-film stability at elevated mil thicknesses, supporting consistent film build and durable long-term performance when installed in accordance with approved project specifications.

System Design Intent

The **Roofseal® Silicone TOP** system is a performance-based roofing solution designed to emphasize membrane integrity, durability, and long-term waterproofing reliability.

Long-term system success depends on routine inspections, timely maintenance, and proper documentation by the building owner.

Owner Responsibility

The building owner is responsible for conducting routine roof inspections, maintaining inspection and maintenance records, limiting unauthorized roof access, and engaging qualified roofing professionals when conditions require evaluation or repair.

Failure to perform routine maintenance or to document roof conditions may impact system performance and warranty coverage.



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Roof Inspections & Maintenance Practices

Inspection Frequency

Roof inspections shall be conducted a minimum of two (2) times per year, typically during the spring and fall seasons. Additional inspections are recommended following severe weather events, extended periods of ponding water, rooftop equipment installation or servicing, or construction activities occurring on or adjacent to the roof.

Inspection Documentation

Each inspection shall be documented in writing and maintained as part of the building owner's permanent roof records. Inspection documentation should include the inspection date, weather conditions, observed roof conditions, photographs where applicable, and any corrective actions recommended or performed.

Inspection records shall be retained for the duration of the warranty period and may be maintained by the building owner or by Emmons Roof Service when part of a scheduled maintenance program

Areas to Inspect

Drainage Components – Roof drains, scuppers, gutters, and downspouts shall be checked to ensure positive drainage and free flow of water. Debris accumulation shall be removed promptly.

Rooftop Equipment and Penetrations – HVAC units, vents, skylights, conduit supports, and other penetrations shall be inspected for sealant integrity, movement, or damage caused by servicing activities.

Roof Membrane Surface – The silicone membrane shall be inspected for cuts, punctures, abrasion, impact damage, excessive foot traffic, or other physical damage. Areas subject to frequent access shall be closely monitored.

Flashings and Transitions – Parapet walls, terminations, expansion joints, curbs, and sheet metal interfaces shall be inspected for cracking, separation, or loss of adhesion.



Preventative Maintenance, Repairs & Warranty Considerations

Preventative Maintenance

Preventative maintenance is essential to maintaining the performance and service life of the Roofseal Silicone TOP system. Minor deficiencies identified during routine inspections should be addressed promptly to prevent progressive deterioration or water intrusion.

Repair

Repairs to the **Roofseal® Silicone TOP** system shall be performed by a Davlin-approved Certified Licensed Applicator, such as Emmons Roof Service, or by another qualified roofing professional experienced with silicone roof coating systems. Unauthorized repairs, incompatible materials, or improper repair methods may adversely affect system performance and warranty eligibility.

Warranty Considerations

Routine inspections, proper documentation, and timely maintenance are required to maintain warranty coverage. The building owner shall retain all inspection and maintenance records for the duration of the warranty period. Any modifications to the roof system, including installation of new equipment or penetrations, shall be reviewed and properly detailed to maintain system integrity.





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