

The background features a large, stylized lightning bolt graphic in a dark blue color, set against a dark blue background with concentric circular patterns. The lightning bolt is positioned diagonally from the top right towards the bottom left.

BITEC[®]

**STORM
BREAKER**[™]

**ROOF OWNER'S
MAINTENANCE GUIDE**
Storm Breaker Coating Systems

About Storm Breaker Coating Systems

BITEC, Inc. manufactures a variety of coating systems designed to restore failing roof systems. This technology offers you a sustainable, high performance, lower life-cycle cost alternative to re-roofing.

The Storm Breaker Coating System is a seamless, roller-, brush-, or spray-applied system that conforms to virtually any roof configuration while providing lightweight waterproofing protection for your building. The coating system offers longer life expectancy and lower lifecycle cost over other systems. Likewise, minor damage is typically 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. A professional who understands the design and components of the roofing system should perform such inspections. Your BITEC Approved Contractor 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. Please 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

- Clear leaves, dirt, and debris that can block positive drainage.
- Replace loose, cracked or deteriorated sealants.
- Tighten or replace loose fasteners at clamping rings, screens and/or strainers.

Rooftop Units and Penetrations

- Check vents, hatches, stacks, skylights, and HVAC equipment penetrations for openings.
- Check that the base flashing laps are sealed and watertight.
- Ensure all condensation drain pipes extend from HVAC units to the drains.
- Replace missing rain caps at penetrations.
- Check for damage to the surrounding roof system caused by service to units.

Surface Area of Roof

- Look for physical damage caused by tools or heavy objects, hail, vandalism, or excessive foot traffic.
- Identify any blisters or interlayer separation. Small blisters may be monitored. Patch blisters that threaten the watertight performance of the roof membrane.

Flashings, Roof Edges, Terminations, Expansion and Control Joints

- Patch cracks or splits at roof terminations, including edge flashings and expansion joints.
- Seal open joints at coping and metal flashings.
- Check masonry walls for moisture penetration or deterioration. Perform tuckpointing as necessary at mortar joints.

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.

Coating Surface Considerations

- Check for pinholes
- Touch up areas where erosion of the coating has occurred.

Prevent Damage

Take these steps to prevent damage and safe guard the long life of your Storm Breaker coating 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.
- Minimize foot traffic or install walkways to reach essential equipment. (Check with BITEC or your BITEC Approved Contractor.)

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 BITEC and your BITEC Approved Coating Contractor
- Past roof inspection reports
- Record of repairs made
- This manual

When to Call a BITEC Approved Contractor

Some repairs will require a licensed contractor's expertise. Consult warranty terms before performing any repairs to avoid negating coverage. The manufacturer of the existing roof membrane must be notified prior to performing repairs to any problems covered by their warranty. Other situations that require a professional include, but are not limited to:

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

Conclusion

The service life of a Storm Breaker coating 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 situations such as extreme weather
- Report leaks or damage immediately and perform routine maintenance
- Use BITEC Approved Contractors for major maintenance, new penetrations, and permanent repairs

Following these guidelines will help to provide the building with a sustainable, high performance roof with a lower life-cycle cost.

Repair and maintenance materials compatible with Storm Breaker Coating Systems are available from BITEC.

Service Agreements

Many BITEC Approved Contractors offer a maintenance or service contract, which can cover periodic inspections and routine maintenance.

A report can be 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 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. Please review the warranty documents provided for limitations.

To report a leak or performance-related concern, please contact BITEC at (800) 535-8597 or warrantyservices@bitec.com.



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