Manta Roof Maintenance Schedule

How to use it: the rows follow the Manta Roof Inspection Sheet, line for line. For each line: how often to check it, what to look for, and the Manta repair for your roof system. Mark each line Good, Repair or Urgent on the Inspection Sheet, then enter the inspection on the Owner's maintenance log. The warranty requirements and the log are on page 2.

Inspection Sheet item	How often	Look for	MantaSil™ 430 silicone roof	MantaCryl™ 405HS / 410 / 415 acrylic roof	MantaSPF™ InstaShield 250™ foam roof
Drains, scuppers & gutters clear, strainers in place, water runs off	Every documented inspection. Keep clear at all times (warranty).	Leaves, silt and debris in drains, strainers, scuppers and gutters; strainers and clamping rings in place; split gutter seams.	MantaMaX™ 335 at gutter seams.	MantaStic™ 318: patch layer, reinforcing fabric, second patch layer, 2–3 in. beyond the damage.	Repair with the products of the top coating: MantaSil™ 430 roof as silicone; MantaCryl™ 410 roof as acrylic.
Ponding water any spot still wet 48 h after rain	Every documented inspection, 48 h after rain.	Any spot still wet 48 h after rain, and the blocked outlet or low spot that causes it.	Clear the outlet first. MantaMaX™ 335 can go over properly prepared surfaces with ponded water.	Clear the outlet first. MantaCryl™ coatings are not recommended where water ponds; record the area on the log.	As for the top coating.
Flashings & roof edges base and curb flashings, edge metal, coping, counterflashing	Every documented inspection.	Lifted edges and open laps at base and curb flashings; gaps, loose fasteners and failed sealant at edge metal, coping joints and counterflashing.	MantaMaX™ 335 at coping and control joints; polyester reinforcement at high-movement details.	MantaStic™ 318 with reinforcing fabric, as above.	As for the top coating.
Penetrations pipes, vents, pitch pans, hatches, skylights	Every documented inspection.	Cracked or separated sealant, shrunken pitch-pan filler, exposed fabric edges; vent caps and stacks secure; hatches and skylights intact.	MantaFlash™ 330, 1/8–1/4 in. thick, carried 2 in. past each side.	MantaStic™ 318 with reinforcing fabric.	As for the top coating.
Seams, laps & fasteners open laps, loose or rusted fasteners	Every documented inspection.	Open seams, end laps and membrane laps; fasteners loose, backed out, rusted or missing.	Replace loose, broken or missing fasteners, then MantaFlash™ 330 over seams and fastener heads. Rusty metal: wire brush, then MantaPrime™ 235.	Replace fasteners, then MantaStic™ 318 around each screw head and over seams. Rusty metal: wire brush, then MantaPrime™ 235.	As for the top coating.
Coating surface cracks, blisters, peeling, thin spots, dirt, hail damage	Every documented inspection, including the one after severe weather.	Cracks, splits, blisters, peeling, thin or bare spots, mold or mildew, dirt; hail bruises and punctures.	Clean with MantaClean™ 101 (1 part MantaClean™ 101 to 5 parts water; keep wet 15 min, power wash, rinse). Patch with MantaFlash™ 330 or MantaMaX™ 335; only MantaSil™ 430 goes over them.	Clean with MantaClean™ 101. Patch with MantaStic™ 318, then recoat with the same MantaCryl™ (405HS, 410 or 415).	Foam blisters up to 4 in. across: MantaFlash™ 330 under MantaSil™ 430. Larger blisters are not a mastic repair.
Rooftop equipment HVAC, curbs, condensate, supports, mounts, spills	Every documented inspection; after new rooftop work.	Condensate draining onto the coating; oil, coolant or grease spills; supports wearing into the coating; equipment moved by wind.	Clean spills, then repair as for the coating surface.	Clean spills, then repair as for the coating surface.	As for the top coating.
Interior ceiling stains, wet walls, deck underside	Every documented inspection, and whenever a stain appears.	Ceiling stains, wet walls, damp deck underside.	Trace the roof source. Report a leak to warranty@mantaroof.com within thirty (30) days of discovery.	Same.	Same.

WARRANTY MAINTENANCE REQUIREMENTS, QUOTED FROM THE MANTA WARRANTY

Care and maintenance Limited Material Warranty §4 and Labor & Material Warranty §5	"Owner must maintain the roof per good roofing practice: at least two documented inspections per year (spring and fall) plus one after any severe weather event; keep drains and scuppers clear; remove debris; promptly repair conditions unrelated to the coating; and promptly notify Manta of any change in building use, occupancy, or rooftop conditions adversely affecting the coating. Each inspection must be recorded in a maintenance log (date, inspector, conditions observed, action taken). Claims require the log. Failure to maintain does not void this Warranty, but Manta is not responsible for damage reasonable maintenance would have avoided."
Leaks and claims Limited Material Warranty §9 and Labor & Material Warranty §10	"Notify Manta within thirty (30) days after a leak or related condition is discovered; time is of the essence. Email warranty@mantaroof.com with the Warranty Number, building address, a description of the condition, photographs of representative conditions, and the maintenance log. Owner may take reasonable temporary or emergency measures at Owner's expense to minimize damage without voiding this Warranty; Owner is responsible for the cost of remediating any improper repair. Unauthorized permanent repairs made before Manta's inspection may void coverage for the affected area."
Not covered Limited Material Warranty §7 (g), (h) and Labor & Material Warranty §8 (g), (h)	"any non-Manta product applied over the coating" and "(h) repairs, alterations, or additional installations made on or through the roof without Manta's written authorization, or any unauthorized or improper repair or modification"
Labor & Material Warranty only Labor & Material Warranty §3	"Any future work affecting the coating must be performed by a contractor selected and retained by or on behalf of Owner; post-year-2 labor reimbursement requires a CMA."

Your warranty document governs. Repair products: follow each product's current Technical Data Sheet at mantaroof.com.

Owner's Maintenance Log

One line per documented inspection. The item columns match the Manta Roof Inspection Sheet: enter G (Good), R (Repair) or U (Urgent). Keep the completed Inspection Sheets and photographs with this log and the warranty.

Date	Reason Spring / Fall / Storm / Other	Inspector	Drains	Ponding	Flashings	Penetr.	Seams	Coating	Equip.	Interior	Action taken	Leak reported (date)	Manta written authorization

Warranted roof: the log records date, inspector, conditions observed and action taken, as the warranty requires (above).