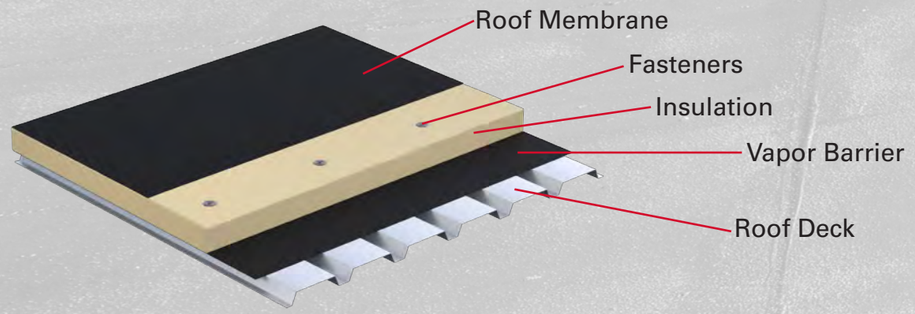
KARNAK

Repair Solutions Guide

800-526-4236 karnakcorp.com

Our goal is to proactively maintain the roof so leaks do not occur thus avoiding the collateral damage that cost building owners thousands of dollars each year. This KARNAK Repair Solutions Guide will help identify the correct product to repair and coating system to apply for maximum roof performance.



The roof membrane is the intended barrier to keep water out of the roof system and from entering the space below. Water that breaches the roof membrane (e.g., a roof leak) will affect the roof system components differently.

Fasteners:	Causes rusting and corrosion of metal fasteners reducing their ability to secure the roof system
Insulation:	Saturates insulation leading to reduced R-value (insulating performance) and deterioration
Vapor Barrier:	Accelerated deterioration reducing its effectiveness to manage vapor flow
Roof Deck:	Rusting and corroding metal decks, purlins and supporting structures, decay and rotting of wood decks and spalling of concrete decks

Commercial low slope roofs are typically composed of a roof deck, vapor barrier, insulation and roof membrane. All components under the roof membrane will be adversely affected by prolonged exposure to water. The components may be affixed using adhesives or fasteners, depending on the specific component. These components must remain dry in order to perform as intended and provide their designed service life.

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Asphalt Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
SPLITS IN ROOF		Water leaks into roof system – can lead to mold and rot Saturated or wet insulation – leads to loss of R-value	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
SEAMS OPENING		Water leaks into roof system – can lead to mold and rot Saturated or wet insulation – leads to loss of R-value	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
ALLIGATORING		Asphalt deterioration– which can lead to premature failure of roof	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
GRANULE LOSS		Asphalt deterioration– which can lead to premature failure of roof	298 Alumin-R 220 Fibered Emulsion 229AR Elastomeric Brush 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

Note: Roof must be cleaned prior to product application (product may/will fail or not adhere)

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Asphalt Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
PONDING WATER		Asphalt deterioration– which can lead to premature failure of roof	229AR Elastomeric Brush 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Silicone	298 Alumin-R 670HS Karna-Sil Ultra
PUNCTURE HOLES		Water leaks into roof system– can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
WORN FLASHINGS		Water leaks into roof system– can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value Asphalt deterioration– which can lead to premature failure of roof	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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Asphalt Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
PENETRATION POCKETS		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	229AR Elastomeric Trowel 5540 Resat-Mat (Fabric required when making all repairs) **Note:** Gravel is to be removed and the roof flood coated with asphalt emulsion first before applying any of the coating systems.	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
BLISTERS		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	19 Ultra Rubberized Flashing Cement 229AR Elastomeric Trowel 502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EXISTING COATING DETERIORATION		Asphalt deterioration–which can lead to premature failure of roof	298 Alumin-R (No ponding) Acrylic (No ponding) 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone (Ponding Okay)	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EMERGENCY REPAIR		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	19 Ultra Rubberized Flashing Cement 502 MS Karna-Flex	N/A	

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Single Ply Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	TOP COAT
SPLITS IN ROOF		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
SEAMS OPENING		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
PONDING WATER		Membrane deterioration–which can lead to premature failure of roof		Silicone Thermoplastic Rubber	670HS Karna-Sil Ultra 502 Elasto-Kote

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Single Ply Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
PUNCTURE HOLES		Water leaks into roof system– can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
WORN FLASHINGS		Water leaks into roof system– can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value Membrane deterioration– which can lead to premature failure of roof	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
DETERIORATED SURFACE		Water leaks into roof system– can lead to mold and rot Membrane deterioration– which can lead to premature failure of roof	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EMERGENCY REPAIR		Water leaks into roof system– can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	N/A	

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EPDM Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
SPLITS IN ROOF		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
SEAMS OPENING		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
PONDING WATER		Membrane deterioration– which can lead to premature failure of roof	670HS Karna-Sil Ultra	Thermoplastic Rubber Silicone	502 Elasto-Kote 670HS Karna-Sil Ultra
PUNCTURE HOLES		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 502MS 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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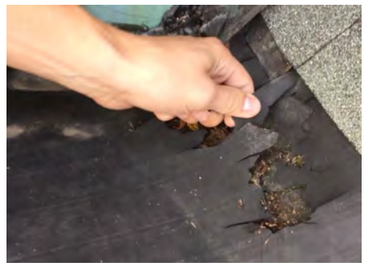
EPDM Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
WORN FLASHINGS		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value Membrane deterioration, which can lead to premature failure of roof	502MS Karna-Flex 502MS 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
DETERIORATED SURFACE		Membrane deterioration, which can lead to premature failure of roof	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
TENTING		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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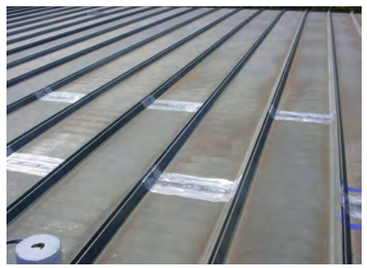
Metal Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
FASTENER BACKOUT OR FAILURE		Leaks into interior of structure Rust formation Saturated or wet insulation (if present)– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB Note: Loose or damaged fasteners must be replaced with new, larger fasteners before using repair product.	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
GASKET FAILURE		Leaks into interior of structure Water into roof system Promotion of rust	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
HORIZONTAL SEAMS FAILURE		Leaks into interior of structure Rust formation Saturated or wet insulation (if present)– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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Metal Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
VERTICAL SEAMS FAILURE		Leaks into interior of structure Rust formation Saturated or wet insulation (if present)– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (For seams with gaps 1/16" or greater secure roof panel and seal using fabric reinforcement	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
RIDGE CAP FAILURE		Leaks into interior of structure Rust formation Saturated or wet insulation (if present)– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
FLASHING FAILURES AT PENETRATIONS, HVAC EQUIPMENT, CURB FLASHINGS		Leaks into interior of structure Rust formation Saturated or wet insulation (if present)– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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Metal Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
RUST HOLES		When rust is this bad, KARNAK products will not work to repair; the panel must be replaced so a roofing professional must be contacted.	N/A	N/A	
EXISTING COATING DETERIORATION		Accelerated deterioration of roof surface Promotion of rust formation	298 Alumin-R (Existing AL Coating) Acrylic (Existing Acrylic Coating) Thermoplastic Rubber (Existing Thermoplastic Rubber Coating) Silicone (Existing Silicone Coating)	Elastomeric Aluminum Acrylic Thermoplastic Rubber Silicone (Ponding Okay)	298 Alumin-R 501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EMERGENCY REPAIR		Leaks into the interior of structure Previous repair done with improper materials	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	N/A	

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SPF Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
SPLITS IN ROOF		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EXISTING COATING DETERIORATION		Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone (Ponding Okay)	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
HOLES		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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SPF Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	FINISH COAT
BLISTERS		Indicates existing moisture in system Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
PONDING WATER		Membrane deterioration– which can lead to premature failure of roof rot	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	Thermoplastic Rubber Silicone	502 Elasto-Kote 670HS Karna-Sil Ultra
EMERGENCY REPAIR		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	Thermoplastic Rubber Silicone	502 Elasto-Kote 670HS Karna-Sil Ultra

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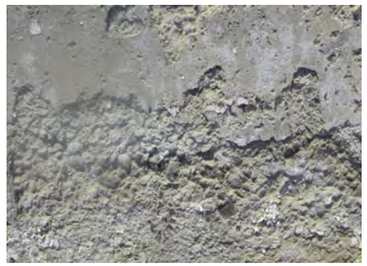
Concrete Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	TOP COAT
CRACKS		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
SPALLING		Accelerated deterioration of concrete	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
DETERIORATED SURFACE		Accelerated deterioration of concrete	502MS Karna-Flex 505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic Thermoplastic Rubber Silicone	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra

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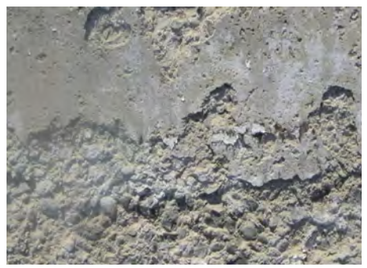
Concrete Roofs

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	TOP COAT
PONDING WATER		Accelerated deterioration of roof surface	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	Thermoplastic Rubber Silicone	502 Elasto-Kote 670HS Karna-Sil Ultra
EXISTING COATING DETERIORATION		Accelerated deterioration of roof surface	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	Acrylic (No ponding) Thermoplastic Rubber Silicone (Ponding Okay)	501 Elasto-Brite 502 Elasto-Kote 670HS Karna-Sil Ultra
EMERGENCY REPAIR		Water leaks into roof system– Can lead to mold and rot Saturated or wet insulation– Leads to loss of R-value	502MS Karna-Flex 5540 Resat-Mat (Fabric required when making all repairs)	N/A	

Note: Roof must be cleaned prior to product application (product may/will fail or not adhere)

		POTENTIAL DAMAGE IMPLICATIONS	REPAIR PRODUCT SOLUTIONS	RESTORATION SYSTEM SOLUTIONS	TOP COAT
CRACKED COPINGS		Damage to internal wall structure Roof leaks Other parapet wall issues (e.g. internal cracks and weaknesses)	505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Contact KARNAK for best option	
CRACKED MASONRY WALL		Damage to internal wall structure Roof leaks Other parapet wall issues (e.g. internal cracks and weaknesses)	505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Contact KARNAK for best option	
POROUS WALL		Damage to internal wall structure Roof leaks Other parapet wall issues (e.g. internal cracks and weaknesses)	505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Contact KARNAK for best option	
SPALLING		Damage to internal wall structure Roof leaks Other parapet wall issues (e.g. internal cracks and weaknesses)	505MS Karna-Flex WB 5540 Resat-Mat (Fabric required when making all repairs)	Contact KARNAK for best option	

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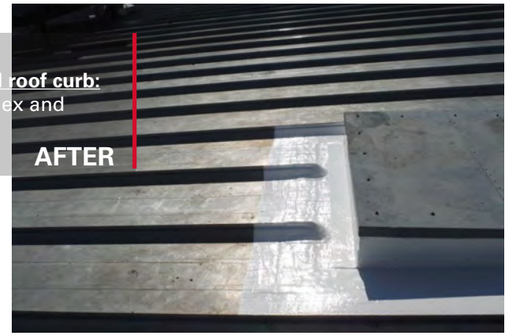
Before and After Solutions

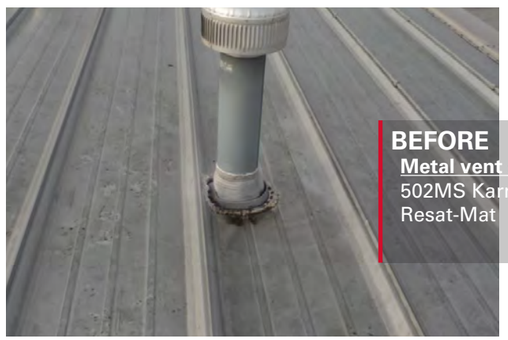
BEFORE
Repair on metal roof curb:
502MS Karna-Flex and
Resat-Mat



AFTER

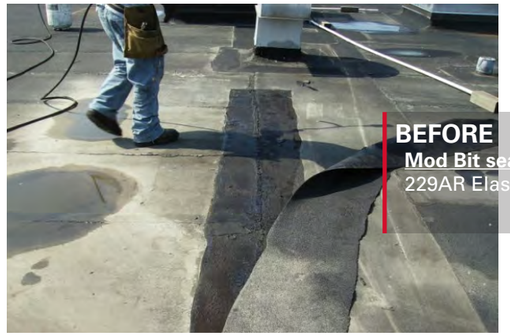
BEFORE
Gutter lining repair:
502MS Karna-Flex

AFTER



BEFORE
Metal vent stack:
502MS Karna-Flex and
Resat-Mat

AFTER



BEFORE
Mod Bit seam repair:
229AR Elastomeric Asphalt

AFTER

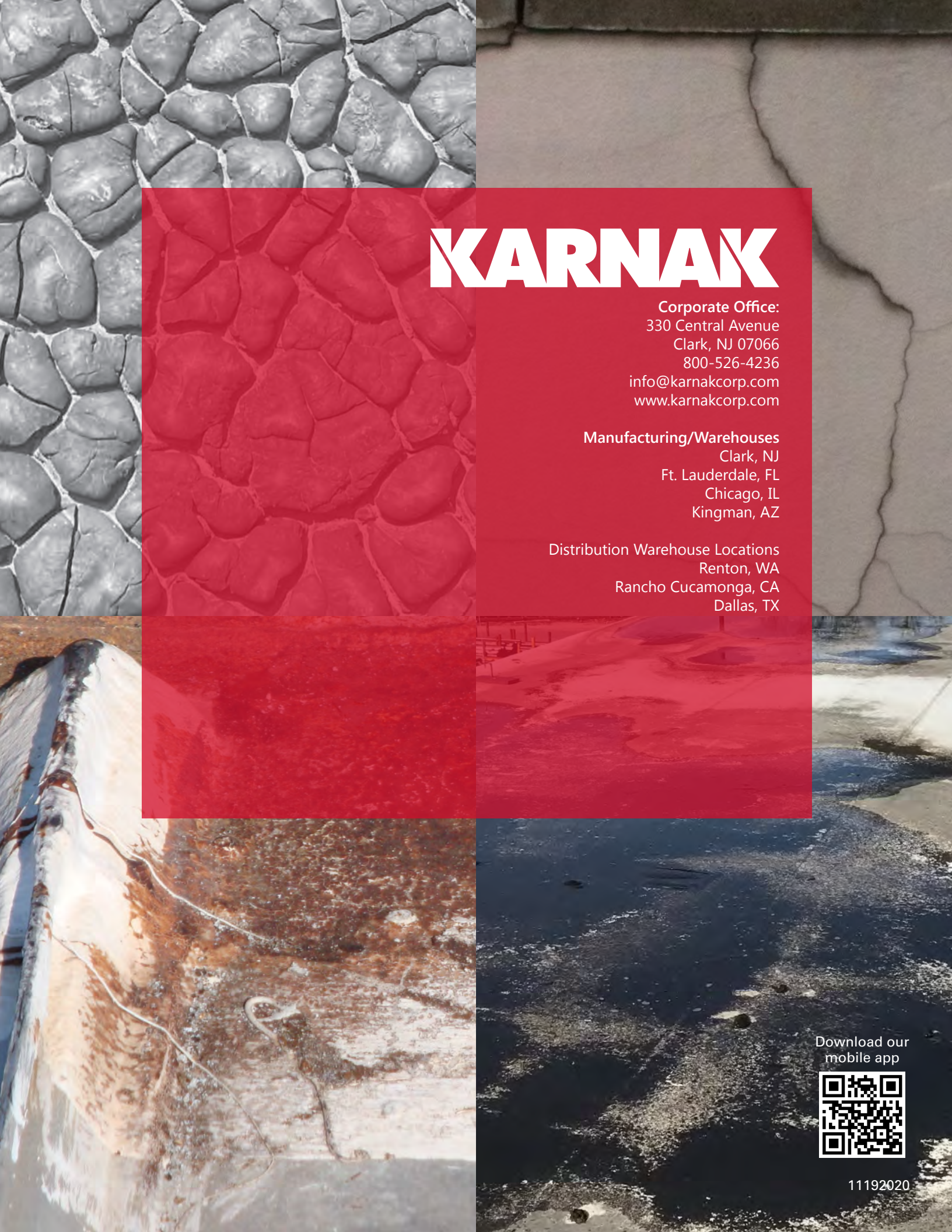
BEFORE
Pitch pan repair:
298 Alumin-R Finish Coat

AFTER

BEFORE
Drain repair: Karna-Flex WB +
405 Bond-N-Shield +
505HS Mohave Coat White

AFTER

Note: Roof must be cleaned prior to product application (product may/will fail or not adhere)



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