



## ROUTINE MAINTENANCE INSTRUCTIONS FOR METAL WALL AND ROOF SYSTEMS

1. Set up maintenance inspection schedule. Metal panels normally require little maintenance, but to assure optimum serviceability, a routine inspection should be conducted at intervals no greater than once a year. *Note: Steep metal roofs can be slippery. A qualified contractor may be required for roof inspections.*
2. Keep gutters and downspouts clear of debris that can impede water flow.
3. Immediately remove any vegetation or debris that contacts metal panels. This includes tree branches, leaves, weeds, grass, etc.
4. Clean metal panels as necessary with a 5% solution, in water, of commonly used commercial and industrial detergent. Use a cloth, soft bristle brush, or pressure washer. Rinse completely with water. When surfaces are dulled by heavy deposits of dirt or other contaminants, a heavy-duty, a cup of dry powdered laundry detergent (such as Tide) mixed with water may be used, followed by a water rinse. Mildew may be removed by a solution of a cup of dry powdered laundry detergent (such as Tide), a cup tri-sodium phosphate (such as Soilax), 1 quart sodium hypochlorite 5% solution (bleach), mixed with 3 quarts of water. (Note: do not use bleach on Galvalume-coated panels.) Tar, grease or oil may be removed by using denatured alcohol, isopropyl alcohol, or mineral spirits followed by a water rinse. Proceed with caution as aggressive cleaning with any of the above-described procedures may damage the coating and thus void any warranty.
5. Repair damage that may have occurred to panels with caulking, touch-up paint, etc.
6. Correct and signs of corrosion or deterioration as necessary.
7. Eliminate any conditions that are causing water to pool and accumulate on panels.
8. Reseal curbs, gutters, flashings, closures, penetrations, etc. as necessary to maintain the weather tightness of the system. Typically, a *non-acid cured* silicone caulk or a one part polyurethane sealant (such as Sikaflex 201) is best for such repairs. The owner may wish to hire a qualified, experienced metal contractor for these repairs.
9. Remove all salt deposits by a fresh water rinse in salt spray areas.