

MAINTENANCE INSTRUCTIONS FOR FABRAL'S METAL PANELS

I. MAINTENANCE BY INSTALLER BEFORE LEAVING JOBSITE.

- A. REMOVE METAL FILINGS from panels and flashings at the end of each day. Filings from drilling, grinding and cutting can start to rust overnight. At end of project, make final check for any filings. If rust spots have already appeared they can be removed with a non-abrasive cleaner. Do not use abrasive cleaners.
- B. TOUCH-UP PAINT should be used on scratches, but should be used sparingly and applied with a small artist's brush. If scratches penetrate the zinc coating on galvanized material, a zinc rich primer should be applied in the scratch before the touch-up paint is applied.
- C. CLEAN OR POWER WASH panels as necessary after completion of project. This includes removing excess unsightly caulking. Caulking can be removed with mineral spirits. Rinse residue with clean water.
- D. REMOVE DEBRIS AND CRATING MATERIAL from the site.

II. ROUTINE MAINTENANCE FOR METAL PANELS BY OWNER'S AGENT OVER LIFE OF BUILDING.

- A. FILE ALL JOB RECORDS, including project plans, specifications, shop drawings, warranties (if any), etc., for future reference.
- B. 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 METAL ROOFING CONTRACTOR MAY BE REQUIRED FOR ROOF INSPECTIONS.
- C. KEEP GUTTERS AND DOWNSPOUTS CLEAR of debris that can impede water flow.
- D. IMMEDIATELY REMOVE ANY VEGETATION OR DEBRIS that contacts metal panels. This includes tree branches, leaves, weeds, grass, etc.
- E. 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, 1/3 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 1/3 cup of dry powdered laundry detergent (such as Tide), 2/3 cup of 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.
- F. REPAIR DAMAGE that may have occurred to panels with caulking, touch-up paint, etc.
- G. CORRECT ANY SIGNS OF CORROSION OR DETERIORATION as necessary.

III. ADDITIONAL ROUTINE MAINTENANCE FOR METAL PANELS.

- A. ELIMINATE ANY CONDITIONS THAT ARE CAUSING WATER TO POND AND ACCUMULATE on panels.
- B. RESEAL CURBS, GUTTERS, FLASHINGS, CLOSURES, PENETRATIONS, ETC., as necessary to maintain the weathertightness of the system. Typically, a non-acid cured silicone caulk or 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.
- C. REMOVE SALT DEPOSITS by a fresh water rinse in salt spray areas.