

TECHNICAL BULLETIN
MAINTENANCE INSTRUCTIONS FOR ROLLFAB METAL WALLS AND ROOFS

I. MAINTENANCE BY INSTALLER BEFORE LEAVING JOBSITE.

1. 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 a final check for any filings. If rust spots have already appeared they can be removed with a non-abrasive cleaner such as Soft Scrub. Do not use abrasive cleaners.
2. Touch-up paint should be used on scratches, but should be used sparingly and applied with a small artist's brush.
3. Clean or power wash panels as necessary after completion of project. This includes removing excess unsightly caulking.
4. Remove debris and crating materials from the sight.

II. ROUTINE MAINTENANCE FOR METAL WALL AND ROOFS BY OWNER, OR OWNERS AGENT, OVER LIFE OF BUILDING.

1. File all job records, including project plans, specifications, shop drawings, warranties (if any), etc. for future reference.
2. Set up maintenance and inspection schedule. Metal wall panels normally require little maintenance, but to ensure optimal 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.
3. Keep gutters and downspouts clear of debris that can impede water drainage.
4. Remove immediately any vegetation or debris that may contact metal panels. This should include tree branches, leaves, weeds, grass, etc.
5. 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 high pressure washer. Rinse completely with water. 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 the above-described procedures may damage the coating and thus void the warranty.
6. Repair any damage that may have occurred to panels with caulking, touch-up paint, etc.
7. Correct any signs of corrosion or deterioration as necessary.

III. ADDITIONAL ROUTINE MAINTENANCE FOR METAL ROOFS.

1. Eliminate any conditions that are causing water to pond and accumulate on roof panels.
2. Re-seal curbs, gutters, flashings, closures, penetrations, etc. as necessary to maintain the weather tightness of the system. Typically, a non-acid cured silicone caulk is best for such repairs. Owner may wish to hire a qualified, experienced metal roofing contractor for these repairs.