

# MAINTENANCE INSTRUCTIONS FOR FABRAL PANELS

## 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 rust overnight. At end of the 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 it 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 used before the touch-up paint is applied.
3. **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.
4. **REMOVE DEBRIS AND CRATING MATERIAL** from the site.

## II. ROUTINE MAINTENANCE FOR METAL WALLS AND ROOFS 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 INSPECTION SCHEDULE**. Metal wall 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.**

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 includes 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 pressure washer. Rinse completely with water. When surfaces are dulled by heavy deposits of dirt or other contaminants, a heavy-duty dry powdered laundry detergent (such as Tide) mixed a cup 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.) 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 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. **RESEAL CURBS, GUTTERS, FLASHINGS, CLOSURES, PENETRATIONS, ETC.** as necessary to maintain the weathertightness 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 metal roofing contractor for these repairs.
3. **SALT DEPOSITS SHOULD BE REMOVED** by a fresh water rinse in salt spray areas.