

Thank you for choosing an AEP Span standing seam metal roof system. Our high quality roof systems are designed to be installed to offer uncompromised value and ease of maintenance throughout the life of the roof. Your roof system should be inspected annually to ensure flashings, roof panels, and roof conditions are still in good working order.

The following operating and maintenance instruction will ensure that your roof system performs for years to come.

CLEAR ROOF PANELS AND GUTTERS FROM DEBRIS ACCUMULATION: The build-up of foliage and dirt can block runoff and clog gutters and downspouts. Ensure the roof system and gutters are cleared of any accumulating debris.

CHECK EXPOSED FASTENERS (If applicable): Though your roof is designed for concealed fastener attachments, some flashing and roof penetration conditions may utilize exposed fasteners. Those fasteners include self-sealing gasket head fasteners and pop rivets. Check the condition of the fasteners to ensure the self-sealing gaskets are in good working order and have not been over driven or deteriorated. Rivets and fasteners should be secured tightly to the roof panels or flashing and should not be loose or backed out.

CHECK CONDITION OF EXPOSED SEALANTS (If applicable): Just like fasteners, AEP Span roof systems are design to be used with little to no exposed sealant. Exposed sealant may have been used to seal roof penetrations and select flashing conditions. If there is any exposed sealants on your roof system, check that the sealant is in good working order. Deterioration, cracks, or pinholes in the sealant are a red flag that the sealant may have reached the end of its lifecycle and should be replaced.

CHECK FOR STANDING OR PONDING WATER (low slope applications): Standing or ponding water can be detrimental to the coating of the roof system if left for an extended period of time.

MINIMIZE FOOT TRAFFIC: The paint systems are not design to handle a heavy volume of foot traffic and should be minimized to prevent damage. Periodic inspections and maintenance are encouraged. However, if the roof system is intended for heavy foot traffic, roof mounted walkways should be utilized.

The factory-applied finish used on pre-painted steel is extremely durable and will last many years longer than ordinary conventional field applied paint. However, it may be desirable for cosmetic purposes to clean the finish occasionally to ensure the longevity of the paint and roof system.

Dirt pickup may cause discoloration on the finish when it has been exposed to dirt-laden atmospheres for long periods of time. Additionally, slight chalking will ultimately cause some change in appearance in areas exposed to sunlight. A thorough cleaning will often restore the appearance of the panels and render repainting unnecessary. An occasional subsequent light cleaning will help maintain good appearance.

RUST SPOTTING (Steel): During installation, improper techniques in cutting and drilling of pre-painted steel can cause rust spotting. Hot chips from drilling or self-tapping screws, or chips from metal saws or cutting discs may embed themselves in the paint finish. These chips can then rust and form unsightly red spots in the coating, giving the visual impression that the substrate may be rusting. It is imperative to brush off any chips which are stuck to the painted surface. A stiff bristle nylon brush is recommended.

CLEANING: In some cases, simply washing with plain water, using a hose or pressure spray, would be adequate. For areas where dirt collection is heavier or more persistent, a solution of water and detergent (1/3 cups of Tide® per gallon of water, for example) may be used. A clear water rinse should follow immediately.

Mildew may occur in areas subject to high humidity. Mildew spores can grow in dirt deposits, even on factory baked finishes. To remove mildew along with the dirt, the following solution is recommended:

- 1/3 cup detergent (Tide® for example)
- 2/3 cup Sodium Phosphate (Soilex for example)
- 1 quart 5% Sodium Hypochlorite solution (Clorox for example)
- 3 quarts of water

Strong solvent and abrasive type cleaners should be avoided, as they may damage the finish. Caulking compounds, oil, grease, tars, etc., can be removed by mineral spirits applied only to those areas which are contaminated. Always follow the use of the mineral spirits with detergent cleaning and clear rinsing.