

GENERAL MAINTENANCE

While many people refer to Sealoflex® as “magic in a bucket” since it functions so well, even Sealoflex® needs regular maintenance.

WHY:

- Algae & Mildew growth can damage the acrylic systems.
- Removing dirt, grime, grease, mildew, algae, etc. will increase the longevity of the Sealoflex® system.
- Reflectivity is reduced with increased amounts of dirt.
- Problem areas can be corrected before damage occurs to the Sealoflex® system or to the roofing substrate.
- Maintenance technicians can damage the Sealoflex® system with sharp tools and equipment.

WHEN:

- An annual inspection should be performed for all roofs, walls and decks.
- Sealoflex® roofs, walls and decks should be cleaned annually.
- Spring-cleaning is ideal. Dirt and debris from the winter months can be cleaned off preparing the surface for summer when reflectivity needs are greatest.

HOW:

- Visual inspections are usually sufficient but water testing may be necessary in some cases.
- Pressure wash using mild detergent, TSP (trisodium phosphate) or a 50 / 50 mixture of bleach and water.
- Light cleaning can be done using a hose.
- A 50 / 50 mixture of bleach and water will work well to remove mildew.
- Always be sure to rinse with clean water.

ROOFS:

- Be sure to clean under and around HVAC units and any other equipment.
- Check surface for damage to the Sealoflex® membrane
- Check the integrity of the roofing substrate. Particularly pay close attention to metal roofing panels and gutters.
- Clean corners and gutters well to remove all debris.
- Clean all scuppers to be sure they allow for proper drainage.
- Check all penetration flashings to make sure they are intact.
- Make all necessary repairs to roofing substrate and repair all damaged Sealoflex®.

WALLS:

- Walls with Coraflex™ or Sealcoat Elastic™ usually clean well without using a scrub brush.
- Inspect window and door openings to be sure all transitions are in good condition.
- Check where walls meets grade for excessive moisture conditions.

DECKS:

- Decks with Wearcoat™ or Coraflex™ finishes can be cleaned using a soft bristle brush.
- Decks with Sealodeck™ can be washed with either a soft or hard bristle brush.

PONDS:

- Ponds do not need cleaning annually, every three years is sufficient.

Please contact Bill Young at Sealoflex for additional information.

1-800-770-6466

byoung@sealoflex.com

www.sealoflex.com