



## Technical Bulletin 7

### MAINTENANCE and CLEANING PROCEDURES FOR PAINTED ROOFS AND WALLS

The paint systems Custom-Bilt Metals provides are highly durable and have decorative finishes. Simple maintenance of the finish by regular washing with water will not only enhance the life of the finish, but also maintain the attractiveness of the roof or wall.

Roof application where the paint finish is automatically washed by rainwater does not usually require this maintenance.

Examples of applications requiring maintenance cleaning include soffit, wall cladding under eaves, and the under side of eave gutters. Wash at least every six months and more frequently in coastal areas where marine salt spray is prevalent and in areas where high levels of industrial fallout occur. Take care to prevent the accumulation of salty deposits or industrial dirt. In cases where rainwater does not remove all the dirt, which may adhere to the paint, the following procedure should be carried out:

1. Wash the surface with a mild solution of non-abrasive detergent in warm water (e.g., 1/3 cup Tide per gallon of water). Apply with a sponge, soft cloth, or soft bristle nylon brush. Wash walls from bottom up to avoid streaking. Thoroughly rinse the surface with clear water immediately after cleaning to remove traces of detergent.
2. For grease, oil deposits, chalking compounds, tars and wax, not removed by soap or detergent, use mineral spirits. Use a soft cloth soaked with mineral spirits. Wipe only contaminated areas and follow with detergent cleaning and thorough rinsing. Never use abrasives or solvent type cleaners (gasoline, kerosene, turpentine) on painted surfaces.
3. Mildew may occur in areas of high humidity but is not normally a problem with paint finishes supplied by Custom-Bilt Metals. Mildew can grow on dirt and spore deposits. To remove mildew, the following solution is recommended:
  - 1/3 cup detergent
  - 2/3 cup tri-sodium phosphate (e.g. Soilex)
  - 1 quart sodium hypochlorite 5% solution (Clorox)
  - 3 quarts water

It is advisable to test any cleaning procedure on a representative, small area for the desired results before initiating work on a large scale. This is especially true when using mineral spirits.

There will be instances where dirt pick-up may cause apparent discoloration of the paint when it has been exposed to dirt-laden atmospheres. Slight chalking may cause some change in appearance in areas of strong direct sunlight. A good cleaning will often restore the appearance of the paint. In these instances, be sure to recommend cleaning to the customer before the customers pass on warranty claims. A simple washing may prevent a claim.

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