

# LexCOAT ONE Care and Maintenance



As with all roofs & vehicle traffic surfaces, regular and adequate maintenance must be undertaken. All debris should be removed from all gutter areas and water should not pond. To maintain the LEXCOAT ONE Limited Material Warranty, the following care and maintenance must be performed regularly to ensure that the products will provide continued service. Any anomaly, breakage or crack must be reported within a period of 30 days for the warranty to remain effective.

For warranty purposes, all maintenance must be carried out by a Sealco Ltd approved applicator.

		Action	Frequency	Comments
1.	General Use Guidelines			Work by other trades should not be carried out on the unprotected membrane. Protection boards should be used to protect the membrane where the roof is used for storage of items.

## Inspections:

Inspections provide a basis for proper maintenance to ensure the life expectancy of the LEXCOAT ONE materials. At the end of the project, a final inspection must be performed within 90 days of the date of completion of the work. It is recommended that the coating be inspected twice a year to detect for defects. This inspection should include the underside of the structural slab if possible as well as inspection of drains and scuppers. All high abrasion areas such as ramps and traffic lanes should be examined for aggregate loss.

2.	Routine Maintenance	Inspections	6 Monthly	<ul style="list-style-type: none"> <li>Remove all debris from drains, gutters etc.</li> <li>Ensure all water outlets are clear and any overhanging vegetation is cut back.</li> <li>Inspect the entire underside of the expansion and control joints where possible.</li> <li>Inspect all beams resting on columns for stress cracks or excessive movement.</li> <li>Inspect all drains and fittings attached in or through the deck for cracks.</li> <li>Inspect all stairs, stair treads, doors, and door sills.</li> <li>Inspect all railings for cracks and loose connections.</li> <li>Inspect all penetrations through the structural slab for cracks.</li> <li>Inspect changes and alterations to balconies, landings, or parking lots.</li> <li>Inspect all areas with constant traffic such as ramps/turns/traffic areas.</li> </ul>
		Cleaning	Annually or more often if required	<ul style="list-style-type: none"> <li>Vacuum or sweep accessible areas to remove all debris and dirt at least once a month.</li> <li>Remove oil, grease drips, dirt, debris, black tire marks using a non-foaming detergent with water.</li> <li>Coating may be cleaned with low suds, biodegradable detergent (rinse thoroughly so deck will not be slippery when wet). Use low pressure water to remove all detergent residue and inspect the parking lot for holes, cuts, nicks, breaks.</li> <li>Tough stains may require power scrubbing or high-pressure water blasting (not greater than 1,000 psi at nozzle).</li> <li>Avoid the use of strong solvents, especially any hydrocarbon type solvents.</li> </ul>

		Re Coating	As Required	Where a coating has been applied and shows signs of wearing or scuffing, re-coat as required. Clean the area to be coated and repaint as per LexCOAT ONE re-application process ensuring a good even coverage. Where aggregate has worn, apply new aggregate into the new coating as per LexCOAT ONE aggregate application.
3.	New Fittings	Sky aerials, air conditioner and similar		For any new fittings installed after completion it is important the approved installing applicators detail any penetration, plinths etc, to ensure all warranties stay current.
4.	<b>ABUSE OF THE COATING LEXCOAT ONE</b>			<p>Coatings are generally applied horizontally; more so, they can be abused beyond their intended design. Abuse includes, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Racing and tyre burning.</li> <li>• Studded tyres</li> <li>• Dragging equipment, trailers, and vehicles.</li> <li>• Falling or dragging heavy equipment</li> <li>• Microcracks, shrinkage cracks, and expansion and settlement cracks in soil.</li> <li>• Damage caused by snow equipment.</li> <li>• Striking curbs and bumper stops.</li> <li>• Clean-up oil and acid spills.</li> <li>• Vandalism</li> </ul>
5.	<b>Note:</b> Potted plants and planters on or adjacent to the deck may cause staining and discoloration to the material.			

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