



INDUSTRIES, INC.

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## Maintenance Instructions

### AVM System 300, Stamped Concrete Overlays

Congratulations on your selection of the AVM System 300, Stamped Concrete Overlay! The deck system you have chosen is a high performance traffic coating that will provide years of protection and performance. To maintain the appearance, the warranty and maximize the longevity of the system, you need to perform the following:

**Important note:** *The type of cleaning and maintenance required will vary based on the type of sealer that was used on your deck. The following instructions are for AVM's Top Coat Sealer 4150. If another sealer was used, consult your installer.*

1. Cleaning
2. Snow removal and ice control (where applicable)
3. Periodic physical inspections by the owner
4. Periodic replacement of Top Coat Sealer
5. Repairs to the coating system

#### **Cleaning:**

The use and location of the deck will cause the cleaning frequency to vary. Our recommendation for cleaning is as follows:

**CLEANING THE DECKS:** (Recommended weekly - Required at least once a month)

Dirt, gravel, sand and debris should be regularly removed from the surface by broom or by blower.

**WASHING THE DECKS:** (Recommended monthly - Required at least once every 3 months)

**RINSING:** Rinse the deck using regular tap water. Where necessary, use a stiff bristle broom and a non solvent detergent solution such as Simple Green to remove excess dirt and stains. (Follow the cleaning instructions on the detergent container) When finished, rinse the entire area with regular tap water. Hot water helps remove dirt and stains as well.

**PRESSURE WASHING:** A pressure washer, not exceeding 1000 psi at the nozzle can also be used to clean the deck surface. Warm water cleans better and faster. Care should be exercised with this method. Concentrating too much water pressure on the deck coating could cause serious damage to the system. This method cleans very well especially if there are a lot of stains.

**REMOVING TOUGH STAINS:** After cleaning the decks as outlined above, saturate a cotton rag with Acetone Solvent and scrub the stain or mark off by hand. Rinse thoroughly with water. Acetone will not damage the coating as long as it is not left to sit on the coating for an extended period of time.

Lacquer thinner can be used on some tough stains, but use very sparingly and rinse thoroughly with water.

**IMPORTANT NOTE:** *Do not use Paint Removers, or other Solvents.*

**PLANTERS AND FLOWER BOXES:** It is recommended that a planter with a self contained drainage system be used. If planters freely drain onto the deck, they should be moved once a month to allow the deck to completely dry. Chemicals in the soil can cause stains! To prevent stains from the planter's drainage or overflow water, clean spills immediately as described above. If stains occur, clean them immediately as well.

**OUTDOOR CARPET:** Outdoor carpet is not recommended over this coating system for any period of time. Never permanently glue the carpet to the deck coating.

#### **SNOW AND ICE CONTROL**

1. It should be recognized that on some decks, piled snow can add a significant load to the deck surface beyond its design load capacity, which could result in significant structural cracks or more serious structural damage. Therefore, immediate removal of piled snow is recommended.
2. The use of metal blades should be avoided at all times to prevent physical damage to the coating system.
3. Snow blowers (with rubber blades) and snow brooms are recommended as opposed to heavy snow removal equipment.
4. Ice should be removed with chemical deicing materials.

**PERIODIC PHYSICAL INSPECTIONS BY THE OWNER:** The coating system is subject to extreme abrasive conditions as well as to physical damage from general use and damage resulting from structural problems. Periodical inspections will provide for the proper and timely maintenance work to be done, which will assure a long life expectancy of the coating system.

#### **MONTHLY:**

Make a physical inspection to determine if there were any areas of excessive wear or physical damage to the coating.

#### **SEMI - ANNUALLY:**

Make a thorough physical inspection. Such inspections should include, but are not limited to:

1. Inspect for cracking, peeling and proper adhesion. Also determine if there is any cohesive failure or physical damage to the deck coating.
2. Inspect for evidence of stress cracking or excessive movement.
3. Inspect drains and scuppers to ensure there is nothing clogging or blocking them, which might inhibit the proper drainage of water.
4. Inspect areas at juncture of horizontal deck and vertical sections (planter walls, building walls, curbs, etc.) To determine if there has been excessive movement at these points which may have caused the coating to crack.
5. Inspect the deck coating surface to determine if there are any substantial structural cracks in the substrate which have caused the coating to crack.
6. Inspect areas which are subject to high abrasion and wear such as common walking areas, etc.

#### **RE-SEALING THE DECK COATING:**

At the expense of the owner, every two years following the original application of the coating, the entire deck surface shall be cleaned, inspected and resealed with the AVM Top Coat Sealer 4100. (Failure to re-seal the deck coating every two years will void the deck coating's warranty!) The inspection and re-coating work must be done by an AVM Industries authorized applicator. (In some cases, we will allow the maintenance work to be done by your own staff or hired help in lieu of using an AVM Industries' Approved Applicator. To do so, please contact our office before proceeding with any maintenance work)

#### **REPAIRS TO THE COATING SYSTEM:**

**ACCIDENTAL DAMAGE / REMODELING:** Contact AVM Industries, your Distributor or your local Authorized Applicator for assistance. Do not leave damage unattended. It could void the warranty.