



INDUSTRIES, INC.

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Maintenance Instructions

Top Coat Sealer 4400

Congratulations on your selection of the AVM Top Coat Sealer 4400. The top coat you have chosen is a high performance, pedestrian traffic coating water-based acrylic sealer that will provide years of protection and performance. To maintain the appearance, the warranty and maximize the longevity of the Top Coat Sealer 4400, you need to perform the following:

1. Cleaning
2. Snow removal and ice control (where applicable)
3. Periodic physical inspections by the owner
4. Periodic physical Inspections by AVM Industries or an Approved Applicator
5. Periodic replacement of Top Coat Sealer
4. 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. Warm water cleans better and faster.

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, pour some "Sol-U-Mel 3 in 1 cleaner" (Available at Melaleuca Inc., 800-282-3000 www.melaleuca.com) into a rag and rub on the stains. Once stains are removed, rinse thoroughly with water. "Sol-U-Mel 3 in 1 cleaner" 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 the Elasto Fiberdeck deck coating for any period of time. Never permanently glue the carpet to the deck coating.

SNOW AND ICE CONTROL

1. It should be recognized that 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 deck 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 Top Coat Sealer.

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 the sealant at the joints for cracking, peeling and proper adhesion. Also determine if there is any cohesive failure or physical damage to the deck coating.
2. Where possible, inspect the underside of the joints for evidence of any leaks.
4. Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.
5. Where possible, inspect the entire structure from the underside of the deck for cracks which show evidence of a difference in the plane of the materials on each side of the crack.
5. Inspect drains and scuppers to ensure there is nothing clogging or blocking them, which might inhibit the proper drainage of water.
6. Inspect areas at juncture of horizontal deck and vertical sections (parapet walls, 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.
7. Inspect the deck coating surface to determine if there are any substantial structural cracks in the substrate which have caused the coating to crack.
8. Inspect areas which are subject to high abrasion and wear such as pedestrian decks, top stair landings, stair treads, doorways, narrow walk through areas, etc

PERIODIC PHYSICAL INSPECTIONS AND DECK COATING MAINTENANCE BY AVM INDUSTRIES, LOCAL DISTRIBUTER or an APPROVED APPLICATOR:

Owner is responsible for arranging the necessary inspections and maintenance work on a timely basis as follows:

EVERY TWO YEARS:

(This is only required for the ten year Elasto Fiberdeck warranty/maintenance program) Owner shall arrange inspections, to be conducted every two years from the date of completion, by a representative of AVM Industries Authorized Distributor or Approved Applicator for a fee.

Any noted damages must be repaired within thirty days.

EVERY FOUR YEARS:

RE-SEALING THE DECK COATING:

At the expense of the owner, every four years following the original application of the deck coating or the Top Coat Sealer 4400, the entire deck surface shall be cleaned, inspected and resealed with the AVM Top Coat Sealer 4400 again. (Failure to re-seal the deck coating every four 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) If you are re-sealing an AVM deck coating that is already out of warranty or another brand of coating, you do not need to use an AVM Industries authorized installer.

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.