



INDUSTRIES, INC.

8245 Remmet Ave, Canoga Park, CA. 91304-4133
Tel: (888) 414-1041 Tel: (818) 888-0050 Fax: (818) 888-0030

Maintenance Instructions

AVM System 650SC

Congratulations on your selection of the AVM System 650SC, Pedestrian Deck Coating! The deck system you have chosen is a high performance, pedestrian 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:

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 (and additional sand if needed)
6. 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 semi 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: AVM does not recommend using a pressure washer to clean the decks. Excessive water pressure could harm the coating.

MECHANICAL CLEANERS: AVM does not recommend the decks be cleaned with industrial mechanized cleaning machines. These machines tend to be very aggressive and could harm the coating.

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 the deck 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 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 deck 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 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 ramps, turning 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 TO THREE YEARS:

(Required for the five and (five + five) year warranty) Owner shall arrange inspections, to be conducted every two to three 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 FIVE YEARS:

RE-SEALING THE DECK COATING:

At the expense of the owner, every four years following the original application of the deck coating, the entire deck surface shall be cleaned, inspected and resealed with the approved AVM Top Coat Sealer. Adding additional sand (broadcast layer) may be needed as well and will be determined by a representative of AVM Industries, Authorized Distributor or Approved Applicator (Failure to re-seal the deck coating every five years will void the deck coating's extended warranty if available!) The inspection and re-coating work must be done by an AVM Industries authorized applicator.

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.

There are a number of additional items not covered by this limited warranty that are the responsibility of the owner. In order to ensure that your new deck coating will continue to perform its function, you must examine and maintain these items on a regular basis:

9. Maintain a file for your records on this job, including this warranty, invoices showing proof-of-purchase and subsequent logs of all inspections performed and repairs that are made to the coating.
10. Remove any debris, such as, leaves, small branches, dirt, rocks, etc. that have accumulated. Inspections should be done to clean decks only!
11. The semi-annually inspections are best done in the spring after the decks have been exposed to the harsh winter conditions, and, in the Fall after a long hot Summer. It's also a good idea to examine the decks for damage caused by severe weather conditions, such as hailstorms, heavy rains, high winds. Etc.
12. Clean drains and any surrounding areas when applicable. Make certain they allow water to flow off the decks. Positive drainage is essential.
13. Examine the areas near the deck coating as well. Damaged or cracking substrates, poorly mounted counter-flashing, open flashings, loose caulking, bad joints and any loose material can appear to be a membrane leak. Have these items repaired, if found to be defective.
14. Examine any equipment that is mounted on the deck coating, such as air conditioners, evaporative coolers, antennas, etc. Make certain they do not move excessively or cause a problem by leaking materials onto the deck coating.
15. Check the building exterior for settlement or movement. Structural movement can cause cracks and other problems, which in turn may lead to leaks in your deck coating system.