



Division 7-Moisture Protection
Section 071800/071813
ICC ESR-2125
Rev Date: 06/2024
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Maintenance Instructions For AVM System 100 ELASTO FIBERDECK® and ELASTO FIBERDECK® CF

These Maintenance Instructions apply to both the Elasto Fiberdeck® and the Elasto Fiberdeck® CF Systems. Congratulations on your selection of the AVM System 100, Elasto Fiberdeck® or the Elasto Fiberdeck® CF System. 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, performance and the warranty of the Elasto Fiberdeck Deck Coating system, you will 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, an Approved Applicator, or a Waterproofing Consultant
5. Periodic replacement of Topcoat Sealer
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 blower.

WASHING THE DECKS: (Recommended monthly - Required at least once every three 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 cleaning the decks 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 or diluted degreaser at a 20:1 ratio and scrub the stain using a soft bristle brush. Rinse thoroughly with water, and do not allow the residual cleaner to sit on the coating for an extended period.

Lacquer thinner and/or diluted 100-grain vinegar can be used on some tough stains, but, use it 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 elevated and/or moved once a month to allow the deck to dry out completely. Chemicals in the soil can cause stains. To prevent stains from the planter's drainage or overflow water, clean spills immediately, as described above.

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.



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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, resulting in substantial structural cracks or more serious structural damage. Therefore, immediate removal of piled snow is recommended.
2. The use of metal blades should always be avoided to prevent physical damage to the coating system.
3. Snow blowers (with rubber blades) and snow brooms are recommended instead of heavy snow removal equipment.
4. Ice should be removed with chemical deicing materials and when temperatures allow, thoroughly rinsed with water.

PERIODIC PHYSICAL INSPECTIONS BY THE OWNER: The deck coating system is subject to extreme abrasive conditions, physical damage from general use, U.V. Exposure and damage resulting from structural problems. Periodic inspections will ensure proper and timely maintenance work and long service life 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.

ANNUALLY: (REQUIRED)

Make a thorough physical inspection yearly using the deck maintenance checklist, attach photos, and submit them to AVM. Such inspections should include, but are not limited to:

1. Inspect drains and scuppers to ensure nothing is clogging or blocking them, which might inhibit the proper drainage of water.
2. Inspect areas subject to high abrasion and wear, such as pedestrian decks, top stair landings, stair treads, doorways, and narrow walk-through areas.
3. Inspect the deck coating surface to determine if there are any substantial structural cracks in the substrate that have caused the coating to crack.
4. Inspect the sealant at the joints for cracking, peeling, and proper adhesion. Also, determine if the deck coating has any cohesive failure or physical damage.
5. Where possible, inspect the underside of the joints for evidence of any leaks.
6. Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.
7. Where possible, inspect the entire structure from the underside of the deck for cracks that show evidence of a difference in the plane of the materials on each side of the crack.
8. Inspect areas at the juncture of the 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.
9. South facing decks and decks that are fully exposed to the sun are more susceptible to damage. Pay special attention when inspecting these decks.

PERIODIC PHYSICAL INSPECTIONS AND DECK COATING MAINTENANCE BY AN APPROVED APPLICATOR OR WATERPROOFING CONSULTANT.

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

EVERY FIVE YEARS:

(Optional for the five-year warranty. Required for the ten-year or twenty-year warranty/maintenance program.) The owner shall arrange for an AVM Approved Applicator or Waterproofing Consultant representative to conduct inspections for a fee every five years from the date of completion. Any noted damage must be repaired within thirty days or as soon as feasibly possible.



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EVERY FIVE YEARS:

RE-SEALING THE DECK COATING:

At the expense of the owner, every five years following the original application of the deck coating, (or sooner) the entire deck surface shall be cleaned, inspected, and resealed with the approved AVM Topcoat Sealer. (Failure to re-seal the deck coating every five years will void the deck coating's warranty) The inspection and re-coating work must be done by an AVM Industries authorized applicator. Please contact our office or AVM Representative prior to self-performing 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 lead to severe damage and will 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:

1. Maintain a file for your records on this job, including the warranty, invoices showing proof-of-purchase, and subsequent logs of all inspections performed, repairs, and maintenance made to the coating.
2. Remove any debris, such as, leaves, small branches, dirt, rocks, etc. that have accumulated, especially around drains and scuppers. . Inspections should only be done once the decks are clean.
3. The annual 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 after hailstorms, heavy rains, high winds, etc.
4. Clean gutters, downspouts, drains, and any surrounding areas when applicable. Make certain they allow water to flow off the decks. Positive drainage is essential.
5. Examine areas around wrought iron railing posts for any premature cracking or failures.
6. Examine the areas near the deck coating as well. Damaged masonry, poorly mounted counter-flashing, open flashings, loose caulking, bad mortar joints, and any loose stone or tile coping can appear to be a membrane leak. Have these items repaired if they are found to be defective.
7. Examine the edges of the deck. Wind damage could occur in these areas. Materials that have been lifted by the wind need to be corrected by your authorized installer.
8. 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 fluids onto the deck coating.
9. 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.