

General Maintenance & Inspection:

Alumasc walkway, balcony and terrace waterproofing, surfacing and protection systems are designed to avoid the requirement for regular maintenance as far as possible. As a matter of good housekeeping, it is recommended that the Alumasc system(s) and the walkway, balcony or terrace generally are inspected at least twice annually, ideally in the spring and autumn. This build-up is engineered to withstand the demands of a walkway, balcony and terrace environment giving reliable waterproofing and protection in combination with functional surfacing.

Maintenance:

- Ensure the walkway, balcony or terrace can be accessed safely following the relevant Health and Safety procedures.
- Remove any debris from the walkway, balcony or terrace area and all items which could potentially cause damage to the system(s) - do not flush down outlets.
- Carefully remove any plant growth.
- Check and clean outlets, drainage points, gutters, downspouts etc.
- Ensure that all rainwater goods are working effectively and there are no blockages, removing lids of inspection chambers and access grilles where necessary.

Inspection:

- Check all details visually to ensure a sound bond to substrate.
- Check the installed Alumasc system(s) for any signs of mechanical or chemical damage.
- Check the soffit (where visible) for evidence of water ingress, wet patches, water staining etc.
- Check that all protective metal flashings are firmly in place.
- Check all mastic sealant and mortar pointing for signs of failure.
- Check all hard-landscaping items and proprietary surface finishes e.g. paving slabs, are in good condition and secure.
- Check other building components e.g. balustrades, parapet walls etc. for soundness.
- The building owner should keep a record of all inspections and maintenance. Any observations that require attention to the installed Alumasc system(s) should be reported as soon as possible to the original installer.

Repair:

Areas of mechanical and other damage should be repaired by the original installer as soon as possible after they become evident. Contact Alumasc Technical Services for specific recommendations. Additional applications of wearing course may be necessary periodically to maintain adequate anti-slip properties.

Additions & Removals:

Prior to additions or removals taking place which may affect the integrity of the installed Alumasc system(s), contact Alumasc Technical Services for approved methods.

General Protection

Where Alumasc treated areas are likely to suffer damage or contamination from other trades during subsequent or other works, suitable precautions should be taken to protect the installed system(s).

Cleaning:

Should the Alumasc system(s) require cleaning, we recommend the following methods:

Pressure washing

- Manually brush away any loose particles, general dust, dirt etc.
- Ensure all outlets, drainage points, gutters and downspouts are clear and free from any blockage.
- Apply a cold or warm (<50°C) water with approved solvent-free detergent or degreasant in solution.
- If possible leave the detergent solution on the surface for approximately 15 minutes.
- If pressure washing, the head of the water lance should be kept at least 500mm away from the Alumasc surface at all times, and the pressure should be restricted to less than 1500psi.
- Gently brush or mop the surface after the detergent has been applied, to remove any areas of dirt.
- Rinse the surface with clean, cold water.
- Squeegee excess water from the surface to outlets.

Floor scrubbing machines

- Subject to prior approval of equipment and methods by Alumasc, floor scrubbing machines with single large diameter heads may be used to clean Alumasc walkway, balcony and terrace systems.

Mechanical scrubber driers

- Subject to prior approval of equipment and methods by Alumasc, mechanical scrubber driers may be used to clean Alumasc walkway, balcony and terrace systems.
- Important notes for all cleaning methods:
- Water temperature must not exceed 50°C.
- Only solvent, alcohol and caustic free detergents or degreasants approved by Alumasc should be used.
- Cleaning methods should not allow water to penetrate behind the waterproofing.
- Cleaning methods and materials not in accordance with Alumasc guidelines may invalidate any warranty.

Surface Tension:

For a short period of time following installation, water may bead on the system surface due to surface tension. If this occurs, the surface tension can be broken down by cleaning in accordance with this data sheet. Alternatively, simply apply proprietary hand washing up liquid in solution and lightly brush with a soft brush, prior to rinsing with clean water.

De-icing:

- De-icing products which can potentially lead to steel corrosion should not be used unless substrates are fully protected and waterproofed. De-icers which dissolve and do not leave an unsightly, dirty residue on the walkway, balcony or terrace areas are recommended.
- Alumasc walkway, balcony and terrace waterproofing and surfacing systems are resistant to common de-icing materials including:
 - Rock salt (white preferable)
 - Sodium Acetate based de-icers
 - Potassium Acetate based de-icers
 - Calcium Chloride Flakes
 - Prilled Urea

Important notes for all de-icing methods

- Only de-icing materials approved by Alumasc should be used.
- De-icing methods and materials not in accordance with Alumasc guidelines may invalidate any warranty.


Important Note:

The advice we provide on maintenance, care and cleaning of our products is based on many years of experience and is given to the best of our knowledge, however, the wide variety of requirements for a building under the most diverse conditions mean that it is necessary to test the method or product for suitability in any given case. We reserve the right to make alterations in keeping with technical developments or improvements.

Maintenance, care, cleaning and de-icing methods outside of this guidance may invalidate any warranty.

The company pursues a policy of constant product development and information contained in this publication is therefore subject to change without notice. The customer is responsible for ensuring that each product is fit for its intended purpose and that the conditions for use are suitable. All quoted data is nominal and subject to production tolerances.

Sample Maintenance Log:

ROOF MAINTENANCE LOG					
Project		Manufacturer	Alumasc Roofing		
Location		Contact Number	01744 648400		
SP Number		Contractor			
Practical completion		Contact Number			
<i>Please keep a photographic record of each inspection</i>					
Date of inspection	Inspected by	Company	Comments	Remedial works required (Y/N)	Date of next inspection