

Minimum Maintenance Schedule



All pre-painted metal roofing and cladding products are exposed to the harsh effects of the environment, such as weather, airborne pollutants and salt spray. Regular maintenance of ColorCote® pre-painted products will increase durability and is a requirement of your warranty. Failure to strictly comply with this maintenance schedule may result in your warranty being voided at Pacific Coilcoaters' discretion.

Washdown conditions of warranty



Normal rain washing will help to keep your pre-painted metal product/s free from most contaminants, although regular inspections and maintenance must be completed as per the requirements and timings below. Where corrosion or contaminants are noticed outside of your scheduled 3 or 6 monthly inspection, you are expected to undertake the required maintenance action at the time it is noticed in order to uphold your warranty.

See washing guidelines overleaf







Areas unwashed naturally by rain such as the roof area, cladding, underside of roof, fascia and under any solar panels require manual washing every 6 months, in accordance with the requirements overleaf.







Inspection conditions of warranty

Every 3 months you must check guttering and fascia for:

	▶ Contact a roofer to remove and replace.				▶ Wash
Fasteners & washers showing signs of corrosion		Lichen	Leaves & Pollen	Minor white corrosion on bends	

Every 6 months you must check roofing & cladding for:

	▶ Contact a roofer to remove and replace.		▶ Contact a roofer.			▶ Wash
Fasteners & washers showing signs of corrosion		Corrosion around fixtures and fittings*		Lichen	Leaves and Pollen	

This maintenance schedule assumes that the product installed is appropriate to the design, environment & building use. The conditions of warranty stated here are standard – any variations to these will be clearly stated on your warranty certificate.

*Fixtures & fittings include aerials, air con units & solar panels or any object attached to your roofing or cladding

How to wash down your roof

Washing naturally unwashed areas	<ul style="list-style-type: none">• We recommend the use of ColorCote Roof Wash for your regular 6 monthly ongoing maintenance of unwashed surfaces. Be careful to follow the usage directions on the container and ensure that any water run off is not captured into potable water tanks for 2-3 weeks.• A low pressure spray (less than 1000psi) and/or a soft nylon bristled brush can be used to remove any loose dirt or soil. IMPORTANT – this should only be done if the area to be cleaned can be accessed safely eg from ground level. Under no circumstance should you attempt to climb onto your roof to conduct any sort of maintenance. Please refer to our 'Health & Safety Note' at the bottom of this page.
Removing Lichen, Mould or Pollen	<ul style="list-style-type: none">• Disconnect any rainwater connection from gutters to water collection tanks.• Apply ColorCote Roof Wash in accordance with label instructions. Apply from ground level. Do not rinse off. ColorCote Roof Wash is a long acting product so immediate results may not be noticeable. After a period of several weeks ColorCote Roof Wash will kill the Lichen and Mould spores and these will gradually be washed away with natural washing. If Lichen and Mould remain after 2-3 months, repeat the process.• If ColorCote Roof Wash is not available then a 2% solution of diluted bleach (sodium hypochlorite) may be applied for 5 minutes and then washed off with a copious amount of fresh water. Failure to rinse off adequately may cause permanent damage to your paint. Please make sure that this done safely from ground level.
Removing oxidation on guttering bends	<ul style="list-style-type: none">• White deposits sometimes become obvious on guttering & fascia, particularly on the bends. This is a natural reaction of the metal and should not cause concern, however it is visually apparent and can be easily cleaned off if attended to early.• Use water and a soft bristle brush, as for washing unwashed areas.

Holes, fixtures and fittings

Holes and penetrations can expose the substrate and let in moisture, therefore care needs to be taken every time you make a hole in any ColorCote product to ensure you don't void the warranty.

- All holes need to be sealed or flashed correctly.
- Fasteners used to attach fixtures must be compatible with the product you are attaching it to, or otherwise be isolated from your ColorCote product. Use of an incorrect fastener type can accelerate corrosion and will void your warranty.
- Areas around fixtures should be closely inspected for any corrosion or contaminants every 6 months when checking your roof.

Fixtures may also have other potential issues which need to be considered:

- Solar panels must have adequate clearance to allow the roof underneath to be washed. This area underneath must be washed every 6 months.
- Ensure all fixtures are isolated from your roof with the use of EPDM washers.

Use of touch-up paints and overpainting

Touch-up paint should NOT be used on ColorCote products and use of these products will void your warranty. The paint on our products is oven-cured at a high temperature, whereas touch-up paints air dry. While these paints may look identical when first applied, over time they will become visually very different. Contact Pacific Coilcoaters for advice if your product requires overpainting, to ensure your warranty will be upheld.

Health and Safety Note:

Take care to ensure your safety and the safety of others when completing any maintenance. We would recommend homeowners use a roofer or roof cleaning company where possible. All work, particularly work at heights, must be done safely and in accordance with relevant legislation and best practice. Relevant best practice guidelines for working on roofs can be viewed at the Ministry of Business Innovation & Employment website: www.dol.govt.nz