



# WESTERN STATES METAL ROOFING

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## GENERAL INFORMATION

## CARE AND MAINTENANCE

Though factory applied pre-painted finishes are very durable and will last many years, eventually it may be desirable to thoroughly clean or repaint them.

Dirt pick up may cause apparent discoloration of the paint when it has been exposed in some dirt laded atmospheres for long periods of time. In areas of strong sunlight, slight chalking may cause some change in appearance. A good cleaning will often restore the appearance of these buildings and render repainting unnecessary. An occasional light cleaning will help maintain a good appearance.

In many cases, simply washing the building with plain water using a hose or pressure sprayer will be adequate. In areas where heavy dirt deposits dull the surface, a cloth or soft bristle brush and solution of water and detergent (1/3 cup of laundry detergent per gallon of water for example) may be used. This should be followed by an adequate rinse of water. Do not use wire brushes, abrasives, or cleaning tools which will abrade the coating surface.

Mildew may occur in areas subject to high humidity, but is not normally a problem due to high inherent mildew resistance of the baked finish that is used. However, mildew can grow on dirt and spore deposits in some cases. To remove mildew along with the dirt, the following solution is recommended.

- 1/3 cup detergent (Tide® or equivalent)
- 2/3 cup trisodium phosphate (Solex® or equivalent)
- 1 quart of 5% sodium hypochlorite solution (Clorox® or equivalent)
- 3 quarts of water

Strong solvents and abrasive type cleaners should be avoided. Most organic solvents are flammable and toxic, and must be handled accordingly. When using a solvent, consult maintenance professionals and label instructions for proper handling and disposal of washings. If required, a mild solvent such as mineral spirits can be used to remove caulking compounds, oil, grease, tars, wax, and similar substances. Use a cloth dampened with mineral spirits and apply only to areas which are contaminated. Follow up with the use of mild solvent with detergent cleaning and rinsing.



HOSE OR PRESSURE SPRAY  
FOR ADEQUATE CLEANING



DO NOT USE A WIRE BRUSH



USE MILD DETERGENT AND  
WATER FOR HEAVY DIRT DEPOSITS