



Finishes You've Never Seen Before®

WESTERN STATES METAL ROOFING

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GENERAL INFORMATION



Factory-applied pre-painted finishes on metal panels are highly durable and designed to withstand environmental exposure for many years. However, periodic cleaning can help maintain the finish and prolong the life of the coating.

Why Cleaning Your Metal Roof is Important

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.

Regular maintenance can extend the life of your metal roof 2-3 times longer compared to traditional asphalt and shingle roofs. Dirt, debris, mold, and mildew buildup can lead to premature wear, affecting both the aesthetic and structural integrity of your roof. By keeping your roof clean, you protect your investment, enhance curb appeal, and maintain its reflective properties for better energy efficiency. *Failure to properly clean and maintain your roof can void the warranty.*

CLEANING PROCEDURES

How to Clean & Maintain Your Metal Roof/Siding

Simple Steps for Regular Maintenance with a Garden Hose:

1. Choose a cool, overcast day to prevent quick drying and streaking.
2. Use a garden hose with a spray nozzle to rinse loose dirt and debris.
3. If needed, apply a mild detergent solution with a soft brush.
4. Gently scrub any problem areas.
5. Rinse thoroughly with clean water.

Basic Cleaning:

- In many cases, simply washing the panels with plain water using a hose or pressure sprayer is sufficient.
- For heavier dirt deposits, use a soft cloth or soft-bristle brush with a mild detergent solution (e.g., 1/3 cup of laundry detergent per gallon of water).
- Rinse thoroughly with clean water.

Avoid using wire brushes, abrasives, or other cleaning tools that may scratch or damage the coating.

• HOSE OR PRESSURE SPRAY FOR ADEQUATE CLEANING



• USE MILD DETERGENT AND WATER FOR HEAVY DIRT DEPOSITS



• DO NOT USE A WIRE BRUSH





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How Often to Clean:

- Perform a general cleaning at least once a year.
- In areas with heavy tree coverage, pollen, or airborne pollutants, consider cleaning twice a year.
- After severe weather events, inspect and clean as necessary to remove debris and prevent staining. Avoid using wire brushes, abrasives, or other cleaning tools that may scratch or damage the coating.

ADVANCED CLEANING METHODS

Power Washers

- Power washers for consumer use, such as car washing, may be used but the use of industrial-grade power washers is not recommended.
 - Recommended power washer tip - only use white or black color

Detergent Solutions

- A 5% solution of non-industrial commercial detergent in water is safe and effective for removing surface contaminants.
- Use a soft cloth or brush for application, followed by a thorough rinse with water
- Avoid the use of acids, acetones and other harsh cleaning products

Watts Removal Products

- Approved for use on Sherwin-Williams Coil Coatings, these environmentally friendly, non-toxic, and water-soluble solutions are safe for cleaning metal panels.
- Apply with a soft brush and remove with a wet cloth.
- Visit wattsremoval.com for more information.

Solvents & Cautions

- Suitable for removing non-water-soluble deposits such as tar, grease, and oil-based paints.
- Approved solvents include:
 - Isopropyl (rubbing alcohol)
- Use proper ventilation and protective gear when handling solvents.
- Avoid contact with open flames and electrical sources.
- Strong solvents and abrasive type cleaners should be avoided to prevent permanent effects on surfaces.
- 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.
- **Notice:** 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.
- Use caution and follow safety instructions when using these solvents.

SPECIALTY CLEANING SITUATIONS

Mildew Removal

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 dry powdered laundry detergent (e.g., Tide™ or equivalent)
- 2/3 cup trisodium phosphate (Solex® or equivalent)
- 1 quart of 5% sodium hypochlorite solution (e.g., Clorox™ or equivalent)
- 3 quarts of water

Rust Stain Removal

- Hydrochloric, citric, or muriatic acid diluted with ten volumes of water can assist in rust stain removal. Limit contact to five minutes.
- Oxalic acid solutions or acetic acid (vinegar) can also be used.
- Rinse thoroughly with water after treatment.
- **Caution:** Acid solutions are corrosive and must be handled with care.

Graffiti Removal

- Graffiti can be removed using Sherwin-Williams-approved Watts Removal Products.
- Apply with a soft brush and remove with a wet cloth.
- Visit wattsremoval.com to purchase approved products.



SAFETY TIPS & PRECAUTIONS

- **Always use proper safety gear**, including gloves, non-slip shoes, and safety glasses.
- **Avoid cleaning on wet or windy days** to prevent slips and falls.
- **Use a safety harness** if working on a sloped roof.
- **Ensure ladders are stable** and positioned on level ground. OSHA guidelines state that the ladder should extend three feet above the roof contact point, and that one should avoid the use of the top step.
- **Avoid using harsh chemicals** that can be toxic to you, damage coatings, or pollute the environment.
- **Use common sense.** Cleaning the roof, particularly with the use of pressure washers and a ladder, should be consistent with one's knowledge, background and experience. When in doubt, the owner may consider the use of a commercial metal roof cleaning company.

Warranty Considerations

- Misuse or abuse of any cleaning agents listed above may void the warranty for the affected surface.
- If available, please refer to your Paint Warranty for more information

Important Precautions

1. **Proper Equipment:** Do not use wire brushes, abrasives, or tools that could scratch the finish.
2. **Test First:** Always test cleaning agents on a small, inconspicuous area before widespread application.
3. **Proper Disposal:** Ensure all cleaning solutions are disposed of in an environmentally responsible manner.



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