



**LEXGUARD**  
WARRANTY LTD

# Care and Maintenance Guide

**LEXCOAT**<sup>®</sup>

## GENERAL

To maintain the LEXCOAT Limited Material Warranty, the following care and maintenance must be performed regularly to ensure that the products will provide continued service. Any anomaly, breakage or crack must be reported within a period of 30 days for the warranty to remain effective.

Care and maintenance procedures should include:

1. Physical inspection.
2. Regular cleaning.
3. Snow and ice removal from system (where applicable).
4. Repair of damaged surfaces.
5. Periodic replacement of topcoat.
6. Periodic inspection/replacement of sealant in control or expansion joints in the slab.

## INSPECTIONS

Inspections provide a basis for proper maintenance to ensure the life expectancy of the LEXCOAT materials. At the end of the project, a final inspection must be performed within 90 days of the date of completion of the work. It is recommended that the coating be inspected twice a year to detect for defects. This inspection should include the underside of the structural slab if possible as well as inspection of drains and scuppers. All high abrasion areas such as ramps and traffic lanes should be examined for aggregate loss.

### GENERAL INSPECTONS:

1. Inspect the entire underside of the expansion and control joints where possible.
2. Inspect all beams resting on columns for stress cracks or excessive movement.
3. Inspect all light poles or other penetrations through the structural slab for cracks.
4. Inspect all drains and fittings attached in or through the deck for cracks.
5. Inspect all stairs, stair treads, doors and door sills.
6. Inspect all railings for cracks and loose connections.
7. Inspect changes and alterations to balconies, landings, or parking lots.
8. Inspect all areas with constant traffic such as ramps/turns/traffic areas.





## **CLEANING**

The frequency of cleaning the deck will vary based on its location and use.

1. Vacuum or sweep the parking lot to remove all debris and dirt at least once a month. Areas such as ticket counters, ticket receivers, ramps and exits should receive special attention.
2. Remove oil, grease drips, dirt, debris, black tire marks using a non-foaming detergent with water.
3. Coating may be cleaned with low suds, biodegradable detergent (rinse thoroughly so deck will not be slippery when wet.) Use low pressure water to remove all detergent residue and inspect the parking lot for holes, cuts, nicks, breaks.
4. Tough stains may require power scrubbing or high-pressure water blasting (not greater than 1,000 psi at nozzle.)
5. Avoid the use of strong solvents, especially any hydrocarbon type solvents.

## **SNOW & ICE REMOVAL (if applicable)**

It is recognized that snow and ice can load a deck beyond its design capacity resulting in structural cracks and serious damage to the coating system. Therefore, immediate removal of snow and ice is required.

The use of metal blades should be always avoided to prevent physical damage to the material.

Snow blowers and snow brooms are recommended, as opposed to heavy snow removal equipment.

Ice should be removed with chemical de-icing materials.

## **POTTED PLANTS AND PLANTERS**

Potted plants and planters on or adjacent to the deck may cause staining and discoloration to the material.

## **ABUSE OF THE COATING**

LEXCOAT coatings are generally applied horizontally; more so, they can be abused beyond their intended design. Abuse includes, but are not limited to the following:

1. Racing and tire burning.
2. Studded tires.
3. Dragging equipment, trailers, and vehicles.
4. Falling or dragging heavy equipment.
5. Microcracks, shrinkage cracks, and expansion and settlement cracks in soil.
6. Damage caused by snow equipment.
7. Striking curbs and bumper stops.
8. Clean up oil and acid spills.