



PROPER JOB SITE MAINTENANCE CHECKLIST

TABLE OF CONTENTS

STORAGE, SHIPPING, AND HANDLING

Clean Dirt and Smudges	
Prevent Wet Storage	
Check for Transit and Handling Damage.....	1

INSTALLATION

Check the Fasteners	
Protect the Insulation.....	2

Fine Tune the Flashings	
Prevent Water Ponding	
Seal the Lap Joints.....	3

Remove Metal Filings	
Pencil Marks.....	4

PREVENTATIVE MAINTENANCE

Remove Debris from Roof	
Clean Up Mold and Mildew	
Inspect Stacks and Vents	
Prevent Contact of Dissimilar Metals.....	5

PAINT

Evaluate Fading Paint	
Apply Touch-Up Paint	
Check for Adhesion Failure.....	6

CLEAN DIRT AND SMUDGES

Panel-to-panel contact, walking on the panels, poor storage and/or handling and not using clean gloves during installation can cause appearance issues.

Wash dirt off roofing and siding panels immediately after installation to prevent staining and inconsistent appearance.

Wash dirt off siding panels immediately after installation to prevent appearance issues.

Wear gloves when handling panels because dirt, oil and perspiration have been shown to be detrimental to the appearance of bare coated products.

Greasy residues do not wash off in rain, and hold dry soil and chalk tightly to the surface. To remove this kind of dirt, use cleaners such as detergents, ammoniated cleaners and solvents.

PREVENT WET STORAGE

Prevent wet storage stains by storing stacked panels under a roof. Slope panel stack and cover with plastic sheets to allow for proper water drainage. Be sure to allow for proper air circulation.

Panels stacked flat on the ground and without protection may collect water through condensation.

On bare galvanized panels, stains may appear as white rust patches.

On prepainted panels, the corrosion starts underneath the painted surface and first appears in the form of blisters or a rough surface.

CHECK FOR TRANSIT AND HANDLING DAMAGE

Damaged panels should never be installed because paint abrasions can result in premature corrosion.

Damage can be caused by loose banding or poor packaging practices, transit, storage or the handling of panel bundles prior to installation.

Damage patterns isolated to the major ribs on a panel may have been caused during transit and/or handling.

☐ CHECK THE FASTENERS

Fasteners should be installed properly to avoid being over-driven, under-driven or driven at an angle.

Over-driven fasteners may cause depressions around the fasteners, which can collect water and accelerate corrosion.

Under-driven fasteners or fasteners that “back out” over time can allow water to leak in around the fasteners. If water saturates the insulation, it will cause corrosion from the inside-out.

Properly seated and installed fasteners should be watertight and not allow water to leak or collect around them.

Fasteners should match the color and the performance of the roofing panel to avoid rust and discoloration.

☐ PROTECT THE INSULATION

The insulation should have a vapor retardant face on the “warm” side of the insulation which faces the building interior.

The thickness of the insulation must be designed to maintain the temperature of the vapor retardant above the interior dew point under the worst expected outside temperatures.

All perimeter conditions and seams must be adequately sealed to prevent moisture from penetrating the insulation. Moisture can cause corrosion on the underside of the panels.

To prevent “insulation wicking”, insulation fabric should be installed at least one inch above the bottom edge of the panels and folded around the bottom edge of the fiberglass. This prevents the insulation from soaking up water, in turn causing accelerated corrosion.

FINE TUNE THE FLASHINGS

The design and installation of panel flashings ensure weather tightness and corrosion resistance.

The bottom cut edge of a panel should not be in direct contact with concrete to prevent potential premature corrosion.

A steel base trim is recommended at the panel termination to direct water away from the base of the panel. However, the bottom cut edge should also not be in direct contact with the horizontal leg of the steel flashing to allow the free flow of the water.

All flashings should be designed to drain water to the outside of the building and away from the cut edges of the panel.

A minimum of 5° slope is desired for promoting drainage of rainwater or condensation away from the panel edge.

PREVENT WATER PONDING

For low slope GALVALUME® roof applications, a minimum slope of 1/4:12 is recommended to provide positive water drainage and maximize the roof performance.

Water ponding may also occur in areas where localized deformation of the roof panels has occurred.

SEAL THE LAP JOINTS

Sealant should be applied at panel end laps to prevent moisture from entering the panel lap joints and causing premature corrosion.

Improper installation of lap joints can cause crevice corrosion and/or paint blistering.

REMOVE METAL FILINGS

Care must be taken to minimize the contact of hot metal filings from self-drilling or self-tapping screws with the coated panel surface.

Metal debris from sawing, drilling and other construction processes should be removed daily during the installation process to avoid stain and discoloration.

Cutting and drilling should be done on the back side of the panels to avoid damaging the exposed surface with hot metallic particles.

PENCIL MARKS

When a pencil is used to write on galvanized steel it leaves graphite powder on the surface. Graphite will cause corrosion on galvanized steel and should be avoided at all costs.

REMOVE DEBRIS FROM ROOF

Debris should be removed from the metal roof during or following installation and through regular roof maintenance. Debris can cause staining and/or premature corrosion.

Wood chips or treated lumber debris can cause severe corrosion due to water retention and chemical leaching. Metal debris can also cause staining and corrosion.

CLEAN UP MOLD AND MILDEW

Remove mildew by wiping or by using a power spray. Then wash the area with an antiseptic cleaner such as bleach. Rinse the area thoroughly.

North walls, under eaves, sheltered corners or areas that have layers of dirt buildup are most susceptible to mold and mildew.

Proper ventilation and periodic cleaning should reduce the impact of mold and mildew.

INSPECT STACKS AND VENTS

Exhausts discharged through roof stacks can sometimes create corrosive environments around them.

The roof panels should be inspected periodically. The panels around exhausts can be coated with recommended maintenance paints, if it is necessary.

PREVENT CONTACT OF DISSIMILAR METALS

Galvanized and GALVALUME® panels should not be in contact with water runoff from copper, lead, or uncoated steel materials.

Condensation from air conditioning units typically contains dissolved copper, which should be discharged through a plastic pipe extended beyond the edge of the roof.

EVALUATE FADING PAINT

Fading is typically caused by the breakdown of the components of the paint film by UV light from the sun. Paint suppliers indicate the degree of fading that can normally be expected.

An area that is blocked from UV exposure will have less fading than areas exposed to the sun.

Inconsistent fading should be evaluated by the representatives of the coil coater or paint supplier to determine cause.

APPLY TOUCH-UP PAINT

Use appropriate touch-up paints supplied by the paint manufacturers to repair or cover scratches, abrasion marks or other lightly damaged areas on prepainted building panels.

If unsuitable touch-up paint was used, it may cause differential fading on the painted panel, which may require repainting of the entire affected surface.

CHECK FOR ADHESION FAILURE

Paint systems for exterior building panel applications consist of primer and a topcoat. The primer should provide good adhesion to the coated steel substrate and to the topcoat.

If the topcoat has delaminated from the primer, the coil coater and paint supplier should be contacted to resolve the issue.

For nearly two decades Mid-Land Enterprises has been honored to serve Joplin, Missouri and the midwest with quality products and services. Our company takes pride in building structures, components and millwright services with professional personnel who commit themselves to operating in a safe environment. Please contact us and let us know how we can help you!



Does your maintenance crew occasionally need extra hands to finish a big project?

Give us a call at 417.782.7168 for expert building maintenance, siding inspection, roofing repairs, building expansions, siding and brick transitions, cleaning gutters, checking for loose screws, inspecting roof penetrations and ridge caps. Ask us about one of the many other services we offer!

417.782.7168
mid-landenterprises.com

