

# Maintenance Guide

UniCote® LUX



## Minimum Maintenance Schedule UniCote® LUX

All colour steel roofing and cladding products are exposed to the harsh effects of the environment, such as weather, airborne pollutants and salt spray. Regular maintenance of UniCote® LUX Steel products will increase their durability and is a requirement of your warranty. Failure to strictly comply with this maintenance schedule may result in your warranty being voided at Selection Steel's discretion.

### Wash down conditions of warranty



Normal rain washing will help to keep your UniCote® LUX Steel 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.



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 (where applicable)

Every 3-6 months you must check rain water goods and cladding for:



Fasteners & washers showing signs of corrosion

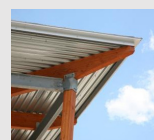
Contact a roofer to remove and replace.



Lichen



Leaves and Pollen



Minor white corrosion on bends

Wash

Every 6-12 months you must check roofing for:



Fasteners & washers showing signs of corrosion

Contact a roofer to remove and replace.



Corrosion around fixtures and fittings\*

Contact a roofer.



Lichen



Leaves and Pollen

Wash

This maintenance schedule assumes that the product installed is appropriate to the design, environment and building use.

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

For more information visit us at [www.selection.com.au](http://www.selection.com.au) - [www.unicote.com.au](http://www.unicote.com.au)  
If you have any queries contact Selection Steel on 03 9799 6111

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## Holes, fixtures, fittings and bends

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 UniCote® LUX 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 UniCote® LUX product. Use of an incorrect fastener type can accelerate corrosion and will void your warranty.
- Areas around fixtures and bends should be closely inspected for any corrosion or contaminants every 6 months when checking your roof or cladding.

## 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.
- The 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 UniCote® LUX 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.

**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.

Other guidelines to good practice should be adhered to as per published recommendations.

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## How to wash down your roof or wall cladding

|  |   |
|--|---|
| <b>Washing naturally unwashed areas</b>      | <p>Use water and a soft nylon-bristled brush</p> <ul style="list-style-type: none"><li>• A low pressure spray (less than 1000psi) may also be used</li><li>• We support the use of outdoor cleaning detergents that don't contain bleach as part of your 6 monthly wash down. Ensure any run off is not captured into potable water tanks for 2-3 weeks.</li></ul>  |
| <b>Removing lichen or mold</b>               | <ul style="list-style-type: none"><li>• Wash off loose growth with water and brush</li><li>• Disconnect any rainwater connection tank from gutter</li><li>• Apply a diluted bleach (sodium hydrochloride) at 2% solution* and leave for 5 minutes before washing down with copious quantity of clean fresh water.</li></ul>   |
| <b>Removing pollen deposits</b>              | <ul style="list-style-type: none"><li>• Wash off loose growth with water and brush</li><li>• Disconnect any rainwater connection tank from gutter</li><li>• Wash roof with an effective detergent-based cleaning product such as Transwash or Simple Green, following the manufacturer's instructions and applying with a soft brush or low pressure spray (less than 1000 psi)</li><li>• Wash off whole area thoroughly with water to rinse.</li></ul> |
| <b>Removing oxidation on guttering bends</b> | <ul style="list-style-type: none"><li>• White deposits sometimes become obvious on guttering &amp; 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.</li><li>• Use water and a soft bristle brush, as for washing unwashed areas.</li></ul>  |