



Paint Maintenance Informational Bulletin

Why Is It Important to Maintain Your Metal Roof?

Many property owners choose metal roofing for its low maintenance, impressive lifespan, and ability to meet industry performance standards. A properly installed metal roof requires very little upkeep. However, regular maintenance should not be overlooked, as it plays a critical role in preserving the roof's performance and addressing any potential issues before they become serious problems.

Proper cleaning and maintenance help preserve the appearance, performance, and longevity of paint. Regular care minimizes issues such as chalking, staining, scratching, or premature degradation, and supports long-term warranty coverage.

Maintenance Safety & Precautions

- DO NOT use wire brushes, abrasives, sanders, or harsh tools that can scratch or mechanically damage the coating
- ALWAYS test any cleaner on a small, hidden area first
- AVOID cleaning while the roof is wet or during unsafe weather; metal surfaces can become extremely slippery
- DISPOSE of cleaning solutions responsibly and according to local regulations

PAINT MAINTENANCE COMPARISON			
PAINT SYSTEM	SYNERGY™ Silicone Modified Polyester (SMP)	QUARTZ Textured	FLUROPON® 70% PVDF Kynar 500®/Hylar 5000®
CLEANING FREQUENCY	Every 12-18 months; more frequent in harsh environments	Every 9-12 months; dirt can accumulate in texture	Every 12-18 months; generally easier to clean and tolerate longer intervals
CLEANING METHOD	Rinse with water, mild detergent, soft cloth/brush and avoid abrasives and high-pressure washing	Soft-bristle brushes recommended to reach recesses; avoid high-pressure washing	Standard mild detergent and water; smooth surface allows easy rinsing; avoid high-pressure washing
DEBRIS ACCUMULATION	Minimal if cleaned regularly; valleys and gutters should be cleared	Higher risk; textured surfaces trap leaves, dirt and debris	Low; smooth surface prevents buildup
PROFESSIONAL MAINTENANCE	Inspect every 1-2 years or after severe weather	Inspect every 1-2 years or after severe weather; textured areas may need extra cleaning	Inspect every 1-2 years or after severe weather; usually fewer touch-ups required

Protection

Proper cleaning and routine maintenance are essential to preserving the performance and appearance of painted metal roofing systems. Most paint finish warranties require that the roof be maintained in accordance with manufacturer recommended guidelines.

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