



Duromastic Maintenance Instructions

The Purpose of this Manual

These maintenance instructions are intended to be a guide for the building owner/operator to carry out basic maintenance tasks. As the majority of mastic problems are user-related, it is the aim that the better care and regular maintenance enabled by this manual will have a significant positive effect on the Duromastic system.

General Maintenance

The Duromastic system requires minimum and routine maintenance to retain its original “like-new” appearance and high-performance characteristics for many years. The following basic steps should be followed by the building maintenance personal:

1. Monthly walkthroughs to review the parking garage shall be employed to assess clogged drains, spills, mechanical damage and another items which can adversely affect the Duromastic performance.
2. The surface shall be kept clean with a combination of the following procedures:
 - a. Power Sweeping, yearly
 - b. Hand Sweeping, as needed
 - c. High Pressure Washing, yearly
3. Drains should be kept free of debris in order to ensure proper drainage. Drain clearing should occur at a minimum yearly with the garage cleaning. During monthly walkthrough's, drains should be checked for ponding or excessive debris. If either are noted, it should be corrected immediately.
4. All oils, gasoline and other solvent spills should be ***immediately*** cleaned up using the following methods:
 - a. Absorb excess material using rags or other absorbent material
 - b. Power wash using detergents
5. Vehicles exhibiting oil dripping must have collector pans to eliminate oil from deteriorating the Duromastic. If oil and other solvents are an ongoing issue within the parking garage a high-performance sealer can be installed at these locations or throughout the parking garage. The recommended product for this application is Pennkote Pennsealer EE.
6. Vehicles must avoid extreme breaking and turning tires while vehicle is stopped. Such activity can cause fracturing of the Duromastic system

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