



Product Maintenance

GOALS

Maintenance of EMSEAL products should be done at regularly scheduled maintenance periods. These should be determined by usage, traffic, environmental conditions, age of product, etc. Maintenance should include cleaning of joint bellows and sealant surface, inspection of sealant condition and repairing damaged materials.

INSPECTIONS

Because environmental, traffic and general usage conditions can adversely affect the seal, it is recommended that material is inspected regularly. Periodic inspections provide for proper maintenance work to assure a long life expectancy for the system.

Monthly: Physical inspection to determine if there are any areas of excessive wear or physical damage to the seal.

Six Months: A thorough physical inspection should take place including:

Inspection of the sealant in joints for proper adhesion to substrate. Check for physical damage. Observe any breaks or tears in the sealant surface or adjacent substrates.

Underside of the joints should be inspected for integrity and leaks where possible.

Joining of surface planes or different product technologies should be examined.

Drains or collection areas to ensure that there is nothing clogging or blocking them, and to displace ponding water. As ponding water is the source of potential leaks, it should be structurally addressed.

High traffic areas where vehicles (entrance and exit ramps and other start/stop areas) or pedestrian foot traffic (stair landings, stair treads, doorways, narrow walk through areas) may impact the lifespan of the joint seal.

CLEANING

Conditions vary which will determine the need to clean the product.

Weekly: Blow or vacuum joint materials to remove debris which might mark or damage the sealing characteristics of the joint material.

Monthly: Thoroughly clean the deck or wall to remove dirt, debris, oil or grease droppings, tire or scuff marks, etc. Soap scrubbing may be done with a low suds, biodegradable detergent. This requires a thorough rinsing to avoid being slippery when wet or stains from sun affected detergent residue. Rinse with a low-pressure, high water flow. It is recommended to avoid the use of strong chemical solvents as they may damage adjacent sealant surfaces. Appropriate caution should be taken in using any pressure washing equipment.

SNOW / ICE

Piling snow or ice can increase the load to the deck leading to deflection of the surface and can cause excessive movement at the joint gaps. This can result in damage to the joint or joint seal or structure. Both snow and ice should be removed as soon as possible. Snow blowers (with rubber blades) are recommended in place of heavy snow removal equipment. Metal blades should be avoided at all times to prevent physical damage to the coating system.

REPAIRS

Repairs or modifications should be done in accordance with the manufacturer's warranty residing with the warranty holder.