

AVM System 620 Maintenance Guide

Pedestrian and Vehicular Traffic Coating Systems

Purpose This guide outlines routine care and inspection practices intended to preserve the appearance, serviceability, and waterproofing performance of installed AVM System 620 surfaces. Maintenance does not replace project-specific specifications, warranty requirements, or repairs by an AVM-approved contractor.

Frequency	Action	What to Look For
Monthly	Remove debris and clean spills	Dirt buildup, stains, blocked drains, standing water, or unsafe surface conditions
Quarterly	Walk the entire coated area	Cuts, gouges, cracks, blisters, peeling, worn aggregate, exposed membrane, or open terminations
Annually	Document a detailed inspection	Sealant failure, drain or flashing issues, high-wear traffic lanes, fading, thinning, or loss of skid resistance
After an event	Inspect promptly	Damage following construction activity, impact, chemical spills, severe weather, or unusual loading

Routine Cleaning

- Sweep or blow off loose dirt, leaves, sand, and debris before washing. Keep drains, scuppers, gutters, and drainage paths open. Use clean water and a mild, nonabrasive detergent. Apply with a soft-bristle brush, mop, or low-pressure washing equipment, then rinse thoroughly.
- Test any cleaner in a small, inconspicuous area before general use. Do not allow detergent or residue to dry on the surface.
- Remove oil, grease, fuel, chemicals, food, and other spills promptly. Follow applicable safety and disposal requirements.
- When pressure washing is necessary, use low pressure, maintain sufficient distance, and avoid directing the spray at seams, edges, sealant joints, drains, cracks, or damaged areas.

Products and Practices to Avoid

Avoid	Reason
Harsh solvents or unapproved chemicals	May soften, stain, discolor, or damage the coating. Contact AVM before using xylene or another solvent for maintenance.
Wire brushes, abrasive pads, grinding, or scraping	Can remove the protective topcoat, aggregate, or waterproofing membrane.
Metal snow shovels, chains, or studded equipment	Can cut or gouge the traffic coating. Use plastic-edged tools where snow removal is required.
Standing loads with sharp edges	Dumpster legs, jack stands, scaffolding, and similar loads can puncture or indent the system. Use suitable protection and load distribution.
Unapproved coatings, paints, or sealants	May be incompatible and can interfere with adhesion, appearance, future repairs, or warranty obligations.

Inspection Checklist

Record the date, location, observed condition, photographs, and corrective action for each item. Keep maintenance records with the project warranty documents.

Status	Area	Inspection Point
☐	Surface	Cuts, gouges, cracks, blisters, peeling, delamination, exposed aggregate, thinning, or excessive wear
☐	Traffic areas	Wear at drive lanes, ramps, turns, entrances, exits, stalls, stairs, walkways, and equipment paths
☐	Drainage	Standing water, blocked drains or scuppers, damaged drain rings, or altered slope-to-drain conditions
☐	Joints and sealants	Open, split, hardened, missing, or debonded sealant at expansion joints, penetrations, curbs, walls, and terminations
☐	Flashings and edges	Loose or damaged metal, open laps, failed transitions, exposed membrane, or separation at perimeter conditions
☐	Penetrations	Movement, corrosion, loose hardware, failed sealant, or damage around posts, pipes, conduits, and equipment
☐	Appearance and safety	Color variation, staining, fading, chalking, contamination, or loss of required slip resistance

Damage and Repairs

- Restrict access and protect the affected area when the coating is cut, punctured, blistered, peeling, delaminated, or otherwise compromised.
- Do not cover damage with paint, caulk, tape, patching compound, or another coating as a temporary repair unless specifically directed by AVM.
- Have repairs completed by an AVM-approved contractor using compatible AVM materials and current repair procedures. The cause of damage or loss of adhesion must be identified before recoating.
- Expansion and moving joints must remain functional and must not be coated over. Replace failed joint sealant using an approved joint design and compatible sealant.
- Where moisture, structural movement, substrate deterioration, or recurring cracking is suspected, stop routine patching and request technical review.

Recoating and Restoration

A recoat may be appropriate when the existing system remains well bonded but shows general wear, color loss, reduced aggregate profile, or aging of the exposed topcoat. Recoating is not a substitute for removing unsound or moisture-affected material.

Before recoating, clean and evaluate the surface, verify adhesion, repair damaged areas, and confirm the required preparation, primer, aggregate, film thickness, cure time, and traffic return schedule with AVM. Use only approved AVM products and procedures.

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Important This document provides general maintenance guidance. Project specifications, current AVM technical documents, written warranty terms, and written instructions issued for the specific project take precedence. Contact AVM before using chemicals, performing repairs, or recoating.