



INSPECTION & MAINTENANCE PROGRAM

1.0 Program Overview

System: Tuff Coat® Rubberized Texture Coating

Service Life Planning Horizon: 3 - 5 Years

Objective: Preserve slip resistance, maintain visual appearance, protect substrate integrity, and maximize lifecycle performance through structured inspection and preventative maintenance. This maintenance program is designed for any commercial and residential applications including pool decks, walkways, ramps, docks, patios, recreation areas, and similar pedestrian traffic surfaces.

Proper maintenance is essential to:

- Sustain coating performance and flexibility
- Prevent substrate deterioration
- Reduce long-term repair costs
- Extend overall service life beyond initial design cycle

2.0 Years 1–3: Performance Monitoring Phase

During the initial service period, Tuff Coat® should perform as designed with minimal intervention when properly installed over a prepared substrate.

2.1 Annual Inspection (Minimum Once Per Year)

Conduct a documented walk-through inspection of all coated surfaces.

Evaluate for:

- Joint movement or separation
- Impact damage from furniture or equipment
- Abrasion in high-traffic zones
- Biological growth (algae, mildew)
- Standing water or drainage concerns
- Efflorescence indicating substrate moisture migration

Documentation Requirements:

- Date of inspection
- Weather conditions
- Observations by location
- Photographic record
- Corrective actions taken or recommended

Maintain inspection logs as part of facility maintenance records.

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2.2 Routine Cleaning (As Needed)

Frequency will vary by traffic load and environment.

Recommended Cleaning Protocol:

- Light pressure rinse (avoid high-pressure cutting tips)
- Mild detergent solution
- Soft bristle brush if required
- Thorough rinse to remove residue

Avoid:

- Harsh solvents
- Acid washes
- Abrasive pads
- Wire brushes
- High PSI pressure washing that may damage texture

Regular cleaning prevents organic buildup that can reduce slip resistance and aesthetic quality.

3.0 Years 4–5: Preventative Maintenance & Repair Phase

At this stage, surfaces may begin to show normal wear depending on traffic volume, UV exposure, and environmental conditions.

3.1 Year 4 – Targeted Repair & Condition Assessment

Conduct a comprehensive system evaluation.

3.1.1 Full Surface Assessment

Inspect:

- High-wear traffic paths
- Perimeters and control joints
- Expansion joints
- Areas exposed to chemical splash
- Stairs, ramps, and slope transitions
- South- or west-facing elevations (UV exposure)
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3.1.2 Localized Repairs

Where deficiencies are identified:

- Clean affected area
- Mechanically abrade surrounding coating
- Remove loose or delaminated material
- Spot repair with Tuff Coat® per current application guidelines
- Feather edges to maintain uniform texture
- Allow proper cure before reopening to traffic

If substrate cracking is structural in nature, address root cause prior to coating repair.

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3.2 Year 5 – Preventative Maintenance & Film Renewal

Year 5 serves as a strategic evaluation point for lifecycle extension.

3.2.1 End-of-Cycle Inspection

Reassess entire installation, focusing on:

- Prior repair zones
- Moisture-prone areas
- Drainage paths
- Heavy traffic lanes
- Texture retention and slip resistance

Evaluate overall film thickness and uniformity.

3.2.2 Maintenance Topcoat (If Required)

Where wear patterns indicate thinning or aesthetic decline:

- Clean surface thoroughly
- Mechanically profile worn areas
- Apply maintenance coat to restore:
 - Film build
 - Color uniformity
 - Slip resistance
 - UV protection

Maintenance recoating is typically localized but may be full-surface depending on condition.

3.2.3 Long-Term Asset Planning

Use Year 5 findings to determine:

- Need for scheduled maintenance cycle
- Budget forecasting
- High-wear mitigation strategies
- Traffic pattern adjustments
- Drainage improvements if necessary

4.0 Environmental & Usage Considerations

Service life is influenced by:

- Foot traffic volume
- Furniture movement
- Chemical exposure (chlorinated water, cleaners)
- UV intensity
- Freeze-thaw cycles
- Substrate condition at installation
- Drainage design

High-use commercial environments may require earlier intervention.

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5.0 Best Practices for Maximum Performance

- Ensure proper drainage at installation
- Avoid dragging sharp furniture
- Use protective pads on movable equipment
- Clean spills promptly
- Maintain expansion joints
- Address substrate cracks early

Preventative attention minimizes costly resurfacing.

6.0 Summary

Tuff Coat® Rubberized Texture Coating is engineered for durability, flexibility, and barefoot comfort. A structured inspection and maintenance plan ensures:

- Long-term aesthetic performance
- Continued slip resistance
- Substrate protection
- Extended service life

A disciplined five-year program transforms a coating from a purchase into a managed asset.

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