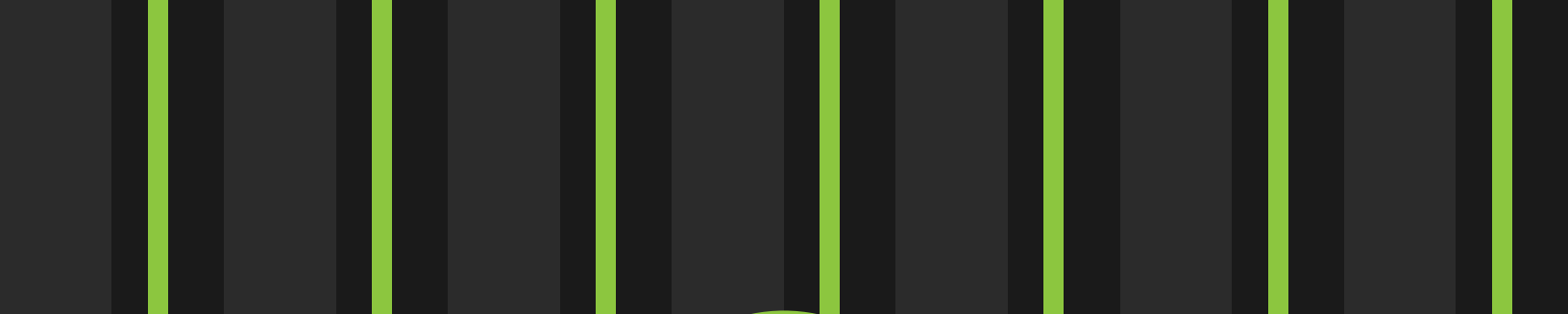




ON-SITE

PANEL FORMING

— MOBILE UNIT —

ON-SITE PANEL SUPPLY

Mobile Standing Seam Roll Forming • Roofing, Siding & Fencing Panels

METAL SIDING MAINTENANCE

Maintenance Guide — Inspection, Cleaning Schedule & Touch-Up Repairs

Get a Custom Quote (604) 780-2869 • onsitepanelsupply.com



Overview

Standing seam metal wall cladding is extremely low-maintenance. The factory finish resists fading, chalking, and dirt accumulation. A simple cleaning routine keeps your siding looking new for decades.

Annual Inspection

Walk around your home once a year and check the following. Most issues are cosmetic and easy to address early.

Panel Surface

- Look for scratches, scuffs, or chips in the factory finish
- Check for dents from impact (lawn equipment, sports, etc.)
- Inspect lower panels for splash-back staining from soil
- Verify panels are sitting flat without warping or buckling

Caulk & Sealant

- Inspect caulk around windows, doors, and penetrations
- Check sealant at wall-to-roof transitions
- Look for dried, cracked, or missing sealant beads
- Verify weep holes and drainage paths are clear

Seams & Joints

- Inspect standing seams for any gaps or separation
- Check corner trim and J-channel for secure attachment
- Look for any trim pieces that have shifted or loosened
- Verify starter strip at the base is intact

Surrounding Area

- Trim vegetation away from siding (6-inch minimum gap)
- Check sprinkler heads — redirect if hitting siding directly
- Clear debris from base of walls
- Inspect for insect nests behind trim pieces

Cleaning Schedule

Recommended Routine

Twice a year — rinse your siding with a garden hose, working from top to bottom. This removes dust, pollen, and light dirt. In coastal areas or near highways, increase to quarterly.

For stubborn stains — mix mild dish soap with warm water. Apply with a soft cloth or sponge, scrub gently, and rinse thoroughly. For mildew or algae (common on north-facing walls), a solution of one part white vinegar to three parts water works well.

Bottom panels — these catch the most splash-back from rain hitting the ground. Give them extra attention during cleaning.

What to Avoid

- Pressure washers — can damage the finish and force water behind panels
- Abrasive pads, steel wool, or scouring powders
- Bleach or ammonia-based cleaners on factory finishes
- Harsh solvents (acetone, lacquer thinner) on painted surfaces
- Scraping tools or razor blades to remove stains
- Spraying cleaning solution in direct sunlight (causes streaking)

Touch-Up & Minor Repairs

Scratches & Chips

Clean the area with isopropyl alcohol. Apply manufacturer's touch-up paint with a small brush. Allow to dry completely before exposing to moisture. Touch up promptly to prevent corrosion at the exposed metal.

Minor Dents

Small dents from impact are cosmetic only and do not affect weather performance. For larger dents, a professional can often replace a single panel without disturbing adjacent panels, thanks to the standing seam interlock system.

Caulk Replacement

When caulk around windows or trim has dried or cracked, remove it completely with a putty knife. Clean the joint, apply painter's tape for clean lines, and apply a high-quality exterior silicone caulk. Remove tape before caulk skins over.

Maintenance Comparison

Task	Standing Seam	Vinyl Siding	Wood Siding	Fiber Cement
Cleaning	Hose rinse 2×/year	Hose rinse 2×/year	Pressure wash annually	Hose rinse 2×/year
Painting	Never	Never (but fades)	Every 5–7 years	Every 7–10 years
Rot/decay risk	None	None	High	Low (but possible)
Insect damage	None	None	Termites, carpenter ants	None
Impact resistance	Excellent	Poor (cracks in cold)	Good	Good
Lifespan	40–60+ years	20–30 years	15–30 years	30–50 years
Fire resistance	Non-combustible	Melts	Combustible	Non-combustible

Need Professional Help?

If you notice anything that needs professional attention, give us a call. We can connect you with a registered contractor in your area.

Contact Us: (604) 780-2869 • onsitepanelsupply.com