



Operations & Maintenance Manual

PURPOSE

This document outlines the annual inspection, cleaning, and maintenance requirements for the SkyFrame structural system and the porcelain tile patio surface.

SCOPE

This maintenance plan applies to: • SkyFrame joists, pedestals, and framing components • Porcelain tile pavers installed over the SkyFrame system • Associated edging, and transition areas

MAINTENANCE RESPONSIBILITY

Owner: Overall compliance • Qualified Installer: Structural or system repairs, as outlined in this document.

SKYFRAME SYSTEM MAINTENANCE

Visual Inspection Inspect annually (and after extreme weather) for: • Signs of movement, settling, or unevenness **Action:** Replace/rectify damaged components using manufacturer-approved parts only.

Structural Integrity **Action:** Any structural concerns should be evaluated by a qualified installer.

Drainage & Ventilation • Remove debris (leaves, dirt, sediment) from surface and tile joints • Ensure water drains freely and does not pool • Confirm airflow beneath tiles is unobstructed **Action:** Clear obstructions



PORCELAIN TILE PATIO MAINTENANCE

- 1. Routine Cleaning** Clean at least once annually (more often in high-use areas): **Recommended Method:** • Sweep or blow off loose debris • Wash with water and, if needed, pH-neutral tile cleaner • Use a soft-bristle brush or squeegee • Rinse thoroughly with clean water **Avoid:** • Acidic or abrasive cleaners • Metal brushes or scouring pads
- 2. Stain & Spill Management** • Clean spills promptly to avoid staining • Use manufacturer-approved cleaners for oil, grease, or organic stains.
- 3. Joint & Spacing Inspection** • Inspect tile gaps for debris accumulation • Ensure consistent spacing is maintained • Check for cracked, chipped, or rocking tiles **Action:** Remove, clean, and reset tiles as needed.

PERIMETER, EDGE & TRANSITION AREAS INSPECT ANNUALLY FOR:

- Secure edge restraints • Proper transitions to adjacent surfaces • No trip hazards **Action:** Repair or reinforce edging components as required.

SEASONAL & WEATHER CONSIDERATIONS FREEZE/THAW CLIMATES

- Inspect after winter for movement • Ensure drainage paths remain clear

SAFETY CONSIDERATIONS

- Maintain slip-resistant tile surfaces • Address uneven or rocking tiles immediately • Keep walking surfaces free of algae, moss, and debris

DOCUMENTATION & RECORD KEEPING MAINTAIN RECORDS OF:

- Inspection dates • Cleaning activities • Repairs and replacements **Retention:** Minimum of 5 years or per warranty requirements.

WARRANTY COMPLIANCE ALL MAINTENANCE AND REPAIRS MUST FOLLOW:

- SkyFrame manufacturer guidelines • Porcelain tile manufacturer recommendations