

Coating Maintenance Schedule Template

Asset-specific inspection intervals, triggers, and a fill-in tracker for roofs, tanks, floors & walls

Treating every coated surface on the same cycle is what makes maintenance expensive. Use the baseline below, then log each asset in the tracker.

Recommended baseline by asset type

Asset	Inspect	Primary failure triggers	Recoat planning signal
Roof coatings	Spring & fall (twice yearly)	Ponding, seam movement, film erosion	20–30% dry-film-thickness loss or persistent ponding
Tank / containment	Exterior quarterly; interior every 5–10 yr	Rust, holidays, CUI, blistering	Lining failure, blisters, or compliance risk
Floors (heavy use)	Quarterly walk-through	Abrasion, gloss/aggregate loss, low DCOF	Wear-through or slip-resistance below spec
Walls / envelope	Every 6–12 months	Cracking, chalking, efflorescence, fading	Crack movement, sealant failure, $\Delta E > 5$

Asset tracker (copy a row per coated asset)

Asset / location	Type	Last inspected	Condition	Action	Next due

Tip: drive repair/recoat decisions by **condition triggers**, not the calendar alone — start with the highest-consequence assets (tanks, active-leak roofs) first.
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