

PAREXUSA

**COMMERCIAL MAINTENANCE
& REPAIR GUIDE**



PAREX USA EIFS MAINTENANCE

Parex USA Technical Services Bulletin

The following are some recommendations for maintenance for the Parex USA Exterior Insulation and Finish System (EIFS).

NOTICE

Parex USA, Inc., reserves the right to replace or change this information at any time.

Parex USA, Inc., shall not be liable for any consequential or other damages resulting from or in connection with the application of these repair procedures, cleaning procedures, or cleaning materials. No warranty, express or implied, is made of the effectiveness of the methods or cleaning materials herein described, and no waiver is made by Parex USA, Inc., of the limitations set forth in its warranty. These suggested procedures are supplied solely for the convenience of the purchaser of Parex USA materials.

CLEANING

Parex USA finishes are durable strong materials manufactured to give attractive appearance and long service. The desired color of the finish is manufactured into the product and does not require painting for many years. All buildings need to be cleaned and inspected for damage, Parex USA recommends that you inspect the finish and sealants twice a year and clean the surface of your wall thoroughly at least every five years. The following procedures are suggested to treat Parex USA finishes in case of accidental or environmental soiling or minor damage.

General Information:

- ♦ Parex USA Finishes are acrylic resin based materials. They are compatible with cleaning agents that can be used on exterior acrylic latex paints.
- ♦ Always minimize contact of cleaning agents with the skin, avoid breathing their fumes or vapors, wear goggles, and carefully follow instructions by the cleaning agent manufacturer.
- ♦ Cleaning agents should be applied by sponge. Any necessary scrubbing should be done with soft nylon bristle scrub brushes. Steel wire bristles may leave broken off particles in the finish, which will cause rust staining.
- ♦ Test cleaning should be done on a small inconspicuous area of the finish to ensure that no detrimental effect will occur.
- ♦ Hot or warm water will cause the acrylic finishes to soften and may result in damage or delamination of the finish.
- ♦ Follow the manufacturers recommendations for pre-wetting of the wall before applying the cleaning solution.
- ♦ Cleaning should be done when the temperatures are above 50°F for best results.
- ♦ If a liquid staining substance has not yet dried, efforts to remove it should commence immediately, before it can dry. Begin all cleaning by liberally flooding surfaces to be cleaned with clear, running water, and end all cleaning by thoroughly rinsing with clear running water.
- ♦ For especially stubborn stains, two applications of cleaning procedure will usually be more effective than one heavier, lengthy application of the cleaning agent.

General Soiling

Option 1 – Gently scrub the affected area with a solution of strong commercial detergent and warm water.

Option 2 – Pressure wash at a maximum pressure setting of 1000 psi. nozzle of the pressure washer wand should be held no closer than one foot from the surface of the Parex USA finish. Do not concentrate the nozzle in one area as this may result in damage.

Option 3 – Mix 1/4 cup of Trisodium Phosphate (TSP) to 1 gallon of warm water. Gently scrub the affected area. Rinse thoroughly. Caution: TSP can become a nutrient source for algae growth.

Rust Stains

Rust stains on Parex USA finishes can come from iron or steel construction components adjacent to the installation. To effectively address the staining, its source should be removed or treated to prevent its reoccurrence.

To clean the Parex USA finish affected by rust stains, use a commercially-available metal oxide remover.

Stains from Wood

Tannin or other staining fluids from redwood, cedar, or treated lumber can be very difficult to remove once they have set on Parex USA finish for an extended period of time. If possible, these stains should be removed immediately by one of the cleaning methods listed above. If the stain does not respond to cleaning, the affected area may have to be sealed and re-coated. Please contact Parex USA Technical Services for options in this regard.

Tar and Asphalt Materials

Like stains from woods, tar-like materials can be very difficult, if not impossible to remove. If the Parex USA finish is fully dry and the affected area small, quick action must be taken. Remove any excess residue, taking care not to enlarge the stain. Cold water and/or ice may be helpful in containing the affected area.

Commercial cleaners are available that may be effective in removing the remaining stain. In the event that the stain cannot be removed, it may be necessary to seal and re-coat the surface.

Mildew, Fungus, and Algae

For installation of Parex USA EIFS in geographic areas prone to microbiological fungus and algae growth, a regular schedule of cleaning is advisable. At the first signs of organism growth, the affected area should be cleaned.

Graffiti

Commercially available graffiti cleaners may have adverse effects on Parex USA finishes and they should be tested in small inconspicuous areas before use. Light scrubbing with a cleaning solution may work otherwise the surface may need to be repainted.

Efflorescence

Efflorescence is defined as a crystalline deposit of soluble salts, usually white in color that appears on the surface of concrete, masonry, or stucco. To remove, begin by testing a small area in an inconspicuous location and allow the tested area to dry. Then evaluate the results before proceeding. To remove efflorescence, the wall is first dampened with water followed by an application of a dilute solution of 1 part muriatic acid, and 10 parts water. A commercial efflorescence remover may be used in place of the muriatic acid. Follow the manufacturer recommendations. Take all necessary precautions for personal safety, and to prevent damage to the surroundings. Make sure you apply the solution while the wall is still wet. A soft nylon brush can aid in removal of the efflorescence, but may increase removal of color from the finish. Several applications may be necessary. Rinse thoroughly between applications. This method may damage the finish or the color requiring you then to re-apply the finish. Satisfactory texture appearance of new finish may require re-base coating with a full synthetic base coat. The need to apply base coat will need to be evaluated at the project.

PAINTING AND RECOATING

Parex USA Finishes generally remain attractive for many years of service. However, if desired, Parex USA acrylic finishes can be recoated with Parex USA DPR Coating or Elastomeric Coating. It should be realized that coatings will alter the texture and sheen of the original finish. Recoat Gel is designed not to alter the texture. This is an especially important point to consider if the coating will cover existing sand or sand fine finish. Due to the aggregate size in these finishes, some of the texture may be lost.

In matching the color of an existing Parex USA finish, it is recommended that a physical sample be used because existing aged finishes may have changed slightly from the original color.

The existing finish should be clean and dry Parex USA Coatings can be applied with either a brush, roller, or suitable spray equipment (follow the product data sheet for application). Generally coatings exhibit good surface coverage in single applications over existing finishes. However, depending on the texture and/or color of the existing finish, it may be necessary to apply two coats.

For single applications using a roller, apply the coating in vertical strokes, overlapping each stroke by half a roller width. For two coats, apply the first coat in horizontal passes and allow to dry. The second coat should be applied at a right angle to the first coat in a similar fashion to a single application.

RESURFACING AND REFINISHING

If the finish material must be closely color matched to the existing work, it is recommended that a physical sample be provided to the Parex USA Color Department for analysis and matching. Even then, the new finish can appear somewhat different than the original finish due to age or a difference in the texturing technique of the applicators. If a wall surface must be refinished, it may produce a more acceptable appearance to resurface a panel or larger area to an existing break or termination, rather than a smaller patch area.

As per Patching and Repairing, refinishing should be left to an applicator with prior experience in the use of Parex USA Materials. The area must first be cleaned by one of the methods listed above. Secondly, on the clean and dry existing finish, a skim coat of Parex USA base coat (Cementitious/Acrylic type) should be troweled onto the surface with a stainless steel trowel to a uniform thickness to completely fill the voids created by the original texture. If increase impact resistance is desired or reinforcing mesh is needed to repair other areas, embed reinforcing mesh if specified into the wet base coat using installation instruction from the Parex USA EIFS application Guide. If primer was used on the original work, apply Parex USA Primer to improve the color consistency and trowelability of the new finish. In applying the new finish, follow the instructions given in the Parex USA Product Data Sheet for the specific finish and texture desired.

FLASHING & SEALANTS

The first notice of water entry into the building should indicate a problem and it should be repaired as soon as possible. EIFS systems, like other wall claddings, rely on flashing and sealants to prevent moisture entry behind the face of the cladding. For this reason it is good practice to periodically check the installation at these key locations:

- Window and door perimeters.
- Expansion joints
- Abutments to dissimilar materials.
- Penetrations, such as around fixtures, hose bibs, outlets, scuppers, etc.
- Terminations at top and bottom of wall
- Sidewall and roof line intersections

Repairs to sealant joints may require their removal and replacement. If this results in the damage of the system base coat, new base coat materials must be used in repair of the damaged area. It should be kept in mind that base coats requires a minimum drying time of three days, or longer if necessary depending on conditions, before sealant is applied to them.

The sealant manufacturer should also be consulted to ensure the compatibility of the sealants to the surfaces to which they will be applied. Special surface preparation or primers may be necessary. If the procedures involved are beyond the scope of simply removing and replacing existing sealants it is the best option to contact Parex USA Technical Support.

PAREX USA EIFS CLEANERS

For cleaning products for use on EIFS visit www.wind-lock.com or www.demandproducts.com.

It is solely up to the customer to contact these companies listed that offer cleaning products and procure the necessary information that includes product pricing, directions, material safety data sheets, and other special considerations.

We recommend that you select a small inconspicuous area to test the chemicals first. This will help to determine a satisfactory cleaning before applying to the entire wall.

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PATCHING AND REPAIR PROCEDURE

Any occurrence of damage, such as dents, punctures, holes, etc., are best repaired by an applicator with experience in the use of Parex USA Materials. In some cases, finish, base coat, reinforcing mesh, and even insulation board may have to be removed and replaced.

Given these circumstances and the variety of damage that can be encountered, the best option is to contact the Parex USA Technical Services Department for specific information on repairs of this nature.

Read the entire procedure before starting any repairs. The following are the recommended instructions and illustrations for a repair procedure for a Parex USA EIF system including Parex, LaHabra, Teifs and El Rey.

If you have any questions, please contact the Parex USA Technical Department at 800-226-2424.

Preparation of EIFS

Cut a piece of EPS to be used to replace the damaged EPS (Fig. 1) and trace out the proper size on the surface (Fig. 2).



Fig. 1



Fig. 2

Using a sharp utility knife, cut through and remove the lamina (base coat, reinforcing mesh, and finish), exposing a neat uniform area of insulation larger than the damaged area (Fig. 3). Use disk grinder or belt sander (36 grit aluminum oxide disk or belt) is used to expose the Parex USA Base Coat, approximately 3" around the damaged area (Fig. 4). Mask the surrounding finish coat before grinding.



Fig. 3



Fig. 4

Installing Insulation Board with Parex USA Adhesive

Cut out all remaining insulation board carefully. Clean the substrate of any old Parex USA adhesive. If working over gypsum sheathing, take particular care not to damage the sheathing (Fig. 5).

Using the piece of Parex USA-approved insulation board used to trace into the damaged area in Fig. 2 on page 10, sand the edges of the insulation board for a precise fit and apply Parex USA adhesive mixture over the entire back of the insulation board using the same adhesive and notched trowel as the original installation. Do not apply Parex USA adhesive on the edge of the insulation board (Fig. 6).

Make sure the new insulation board is flush with the surrounding insulation board (Fig. 7). Rasp the surface of the insulation board if necessary.

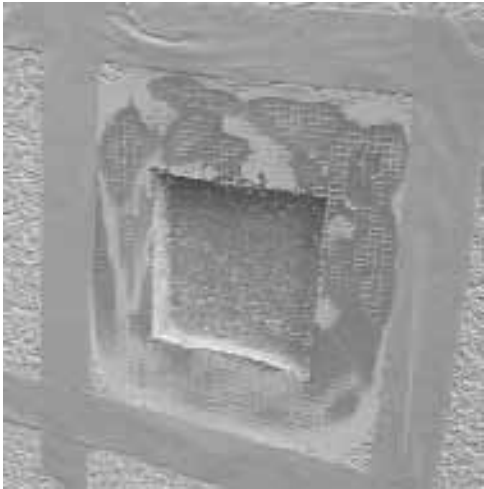


Fig. 5



Fig. 6



Fig. 7

Masking the Repair Patch and Applying Base Coat/Adhesive with Reinforcing Mesh

Precisely mask the surrounding area with masking tape again (Fig. 8). Cut the reinforcing mesh so that it will cover the patch area, lapping onto the original reinforced base coat a minimum of 3 inches (77mm) (Fig. 9).



Fig. 8

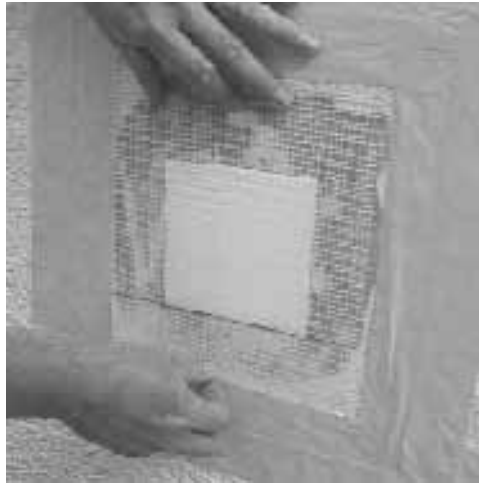


Fig. 9

Install Parex USA adhesive/base coat mixture on the face of the insulation board, taking particular care to keep the Parex USA adhesive/base coat off the surrounding original finish edge. Embed the reinforcing mesh. The base coat should be the same as that used in the initial installation (Fig. 10).



Fig. 10

Applying the Finish and Feathering the Edges of the Patch

Using a small damp brush, smooth irregularities and feather the edge of the Parex USA adhesive/base coat mixture. The reinforcing mesh must be fully embedded with no mesh color showing, a slight mesh pattern is acceptable due to the shrinkage of the cementitious base coat upon drying. Allow to dry completely before applying finish (Fig. 11).

If necessary, precisely mask the surrounding finish with masking tape. Install the new finish over the patch area and texture to match the surrounding finish (Fig. 12).

Using a small damp brush, feather the new finish into the existing finish until the patched area blends into the surrounding area (Fig. 13).



Fig. 11



Fig. 12



Fig. 13

NOTES:

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