



architectural COATINGS

maintenance **GUIDE**

September 2013

www.adex.ca

Maintenance guide

MAINTENANCE GUIDELINES

Normally, acrylic coatings require very little maintenance. However, little maintenance does not mean no maintenance.

To ensure optimal performance and maintain the beautiful appearance of ADEX acrylic wall coatings, walls should be visually inspected at least twice a year, in spring and fall, to correct any possible problem.

Other components such as silicone seals, flashing, roofing, junctions, etc. should also be inspected and maintained regularly because they can affect wall system performance.

This document suggests ways to clean wall coatings, repair impact breakage and apply coating solutions, surface treatments, maintenance products or sealant compounds.

CLEANING TECHNIQUES

There are different cleaning techniques depending on the amount of surface to clean and the type of dirt or tough stain to remove.

1. Hand-cleaning with a soft brush
 - a. Cleaning with a mild detergent and soft brush is excellent on dirty surfaces (mud, dust, pollution, etc.).
 - b. Use of TSP (trisodium phosphate) following manufacturer's recommendations is also suggested.
 - c. A mixture of one part Javel water and 20 parts of clean water helps eliminate algae, mildew and mould.
 - d. Use a soft brush to apply detergent to the surface to be cleaned and let penetrate for 10 minutes. Brush gently, if necessary.
 - e. Rinse well with clean water and let dry.
 - f. To avoid damage to the acrylic finish, test detergent on a small, inconspicuous surface beforehand.
2. Cleaning a large surface with detergent and a hose
 - a. Hose down the section to be cleaned to remove surface grime.
 - b. The detergent mixture selected may be sprayed on the surface to be cleaned or applied using a soft brush. Let penetrate for 10 minutes, but do not let dry. Rinse well with clean water.
 - c. To avoid damage to the acrylic finish, test detergent mixture on a small, inconspicuous surface beforehand.

3. Pressure cleaning a large surface.
 - a. Hose down the section to be cleaned to remove surface grime.



- b. The detergent mixture selected may be sprayed on the surface to be cleaned or applied using a soft brush. Let penetrate for 10 minutes, but do not let dry. Rinse well with clean water sprayed at a maximum pressure of 500 psi. The nozzle should always be held a good distance from the surface and at an angle of 45 degrees during rinsing to avoid damaging the finish.
- c. To avoid damage to the acrylic finish, test detergent mixture on a small, inconspicuous surface beforehand.

CLEANING TECHNIQUES TO AVOID

- Never use solvents such as acetone, ether, gasoline, white gasoline, naphtha, turpentine, etc., to clean acrylic coatings.
- Frequent cleaning with hot water can damage acrylic coatings. If hot water is used occasionally, the temperature should never exceed 120 degrees F.
- Cleaning acrylic coatings with high-pressure systems or sandblasting is prohibited.
- Excessive surface brushing will damage the acrylic finish.

CLEANING GRAFFITI

Some types of graffiti are hard to eliminate. It is better to use graffiti remover and then repaint the entire surface.

To avoid damage to the acrylic finish, test the product selected on a small, inconspicuous surface beforehand.

Even if a graffiti-covered surface is painted over, the graffiti may still be visible.

CLEANING EFFLORESCENCE

Traces of efflorescence may appear on the acrylic surface. The appearance of whitish crystalline powder on the finish is caused by the base materials used in Portland cement. It is not a coating defect.

A mixture of water and vinegar may also be used.

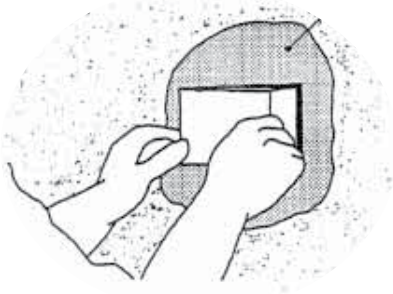
Specialty products to remove efflorescence may be purchased at hardware stores.

To avoid damage to the acrylic finish, test the product selected on a small, inconspicuous surface beforehand.

REPAIRING IMPACT BREAKAGE

Impact breakage in a specific location may be repaired as follows:

1. Wash the damaged area.
2. Use a paintbrush to carefully apply a water-soluble gel stripper to a five-inch area around the damaged surface. Immediately scrape away the softened finish using a scraper (a power grinder may be used, taking care to avoid damaging the undercoat and wire mesh).
3. Use a blade or power grinder to cut the undercoat and insulation some two inches wider than the damaged area, taking care to avoid damaging the substrate.
4. Remove cut materials.
5. Fill the void by gluing a piece of EPS insulation the same size as the damaged



section removed. Ensure correct fit of the new piece.

6. Apply ADEX basecoat to a surface exceeding the new piece of insulation by two inches all around and overlay with fibreglass mesh.
7. Let dry at least 24 hours.
8. Carefully apply masking tape to the existing finish to ensure that the new coat applied to the repair surface does not overlap the old coat.
9. Apply and texture the new finish. Immediately remove the masking tape and use a pointed tool or brush to match the two textures.

APPLYING LIQUID COATING

The colour of the existing coating can be changed.

- a. Clean the entire surface using one of the methods described in this document.
- b. Evenly apply ADEX Reviflex, Elastomex or Roll-TEX with a brush or roller.



RESURFACING

The texture of the existing coating can be changed.

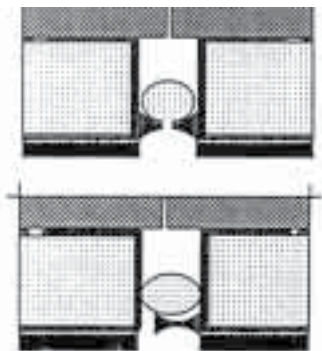
1. Clean the entire surface using one of the methods described in this document.
2. Apply a coat of "Adex Granular" evenly to smooth over the entire surface to be treated.
3. Let dry at least 24 hours.
4. Follow ADEX recommendations in applying the new chosen texture.

REPAIRING SILICONE SEALS

Sealing compounds in joints where different materials meet ensure the wall coating watertightness. Joints must be inspected regularly and replaced if defective.

Sealing compounds are not permanent.

1. Use a sharp blade to cut the sealing compound as near as possible to wall surfaces.
2. Also remove the inner seal.
3. It is very important not to damage the undercoat.
4. If the undercoat is pierced or too thin, use a trowel to apply a coat of ADEX basecoat to smooth over surfaces.
5. Let dry at least 24 hours and protect areas from moisture.
6. Protect adjoining surfaces and apply necessary primers depending on the type of sealing compound chosen (refer to manufacturer's recommendations).
7. When dry, position the closed-cell inner seal to the required depth and install the sealing compound.



Defective seal to repair to avoid water infiltration.

IMPORTANT

As specified in our warranties (available on our website www.adex.ca), the owner must inspect and maintain his/her building and carry out temporary repairs in timely fashion to avoid more extensive damage to the building structure or contents until the problem is resolved and recommendations made regarding permanent repairs.

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