



*Commercial*

*Industrial*

# Maintenance Guide



**Teifs**

*We are proud to welcome you to the legion of satisfied customers of Teifs. We know you are happy as a Teifs building owner.*

The Teifs Exterior Insulation and Finish Systems are the most advanced wall systems available today. Your building has the advantage of a proven, climate-controlled exterior insulation system which will give you years of excellent service, and an exterior finish that will keep your building beautiful!

Like any exterior finish, in order to keep your Teifs exterior wall at its best, some normal routine maintenance is required. This guide provides information for regular upkeep.

**YEARLY MAINTENANCE:** Teifs requires that you inspect the finish and sealants once a year. This keeps your Teifs warranty in force. See the Check List on the back of this brochure.

**FIVE-YEAR MAINTENANCE:** The surface should be thoroughly cleaned at least once every five years.

**REDUCING UPKEEP:** Your building is probably your largest business investment, and you want to keep it looking its best. Your Teifs' finish is both durable and beautiful, but to enhance the low-maintenance qualities of your finish, we have a few suggestions:

- Keep bushes from growing too close to the building as they may create an opportunity for algae and mildew to grow.



- Trim bushes to allow greater air circulation.
- Keep gutters in good repair to prevent soil from splashing onto finish every time it rains.
- Cover soil next to building with mulch or stone to prevent soil splashing on the finish of your building.
- Sprinklers should be directed away from walls.

## **HOW TO CLEAN**

**DIRT AND POLLUTION:** Clean with concentrated stream of water (either garden hose with nozzle or power-washing equipment) on areas not heavily soiled. For heavily soiled areas, wet the area first, then use a solution of warm water and mild detergent such as dishwashing liquid (mix in ratio of 1 gallon water to 1 cup soap). Use a soft-bristled brush to scrub area with cleaning solution. Rinse with clear hose water.

***Note:** When using power washers, use cold water and keep pressure under 600 psi. Do not spray wall directly. Keep spray tip a minimum of two feet from wall, and hold sprayer's fan-tip at a 45° angle from the wall.*

### **COPPER, RUST AND METALLIC STAINS:**

These may occur around outdoor faucets, and may be tackled with a solution of warm water and stain remover (mix in ratio of 20 parts warm water and 1 part stain remover). Use a soft-bristled brush to scrub area with cleaning solution. Rinse with clear water from hose. Some suggested stain removers are Sure Klean Ferrous Stain Remover and Sure Klean Copper Stain Remover T515. These are available at most hardware stores.

**MILDEW AND ALGAE:** Teifs is specially formulated to resist mildew, but in warm, moist and shady areas, mildew and algae can still occur. Try a mild soap solution for moderate infestations. For heavier growth, stronger measures are needed. After protecting adjacent areas and plants, spray affected area with water. Then scrub with a soft-bristled brush using a solution of 1 gallon warm water, 1 quart bleach and 1 cup mild soap, such as liquid soap, or trisodium phosphate. Rinse completely with clear water. Should you find mildew or mold on interior walls, contact Teifs prior to cleaning.

Teifs also has coatings available for additional protection from mildew and algae.

**GRAFFITI:** This is a difficult problem for any exterior finish, but you may try scrubbing with a soft-bristled brush and cleaning solution (ratio of 1 gallon warm water and 1 cup liquid soap). If oil-based paints have been used, it may be necessary to refinish or repaint. To refinish, call your Teifs installer. Special graffiti coatings with 10-year warranties are available.

### **SEALANTS**

It's important to keep weathertight seals around doors, and especially windows, in any climate and with any exterior finish system. A lot of water intrusion occurs around and through windows; therefore, flashing should also be incorporated.

**INSPECTING:** Teifs recommends you inspect window, door and penetration sealants at least once a year when you do regular maintenance. If you discover a cracked or dried-out sealant, it should be replaced with a Teifs approved sealant by a professional. Teifs recommends this to ensure consistent, visually pleasing application and to protect your warranty.

**RE-APPLYING SEALANT:** If the sealant can be removed without harming adjacent surfaces, we suggest:

- Remove old sealant and any backer rod below it.
- Paying careful attention so as not to damage adjoining surfaces, scrape or sand to clean out the joint. If base coat has been damaged in any way, call your Teifs installer first.
- Brush or vacuum out all loose particles.
- If soiled or subject to mildew, clean as detailed above (Dirt and Pollution and/or Mildew and Algae sections). Allow to dry completely.
- Install bond breaker, CLOSED cell or SOF-cell backer rod. This is a foam rope which helps provide correct shape to applied sealant in the joints. Backer rods are available at most hardware stores. Do NOT use open cell backer rods.
- Apply primer as specified by the sealant manufacturer to all surfaces that will

touch sealant. Be extremely careful not to allow primer coat to touch adjoining surfaces so as to prevent darkening.

- Allow primer to dry completely.
- Use Teifs' recommended sealant or a similar high-performance product approved by Teifs. Using a caulk gun, apply sealant according to sealant manufacturers' installation instructions. The sealant should create a strong bond between primer and penetrating material.
- Sealant joint should be concave.

## **RECOATING**

Although your Teifs exterior will probably never need repainting, you may decide to change your building color. Teifs suggests you clean the surface well to remove any dirt, pollution, mildew, or algae (see cleaning instructions above) and allow to dry completely. Use a Teifs coating or other high quality exterior Latex paint and apply with brush, roller or spray gun. We recommend application by spray gun, if possible, for best results. Do not use oil based paints.

## **YOUR TEIFS INSTALLER**

We recommend calling your Teifs installer if any of the following conditions occur:

**CRACKS IN SURFACE:** Your professional installer should evaluate this damage since cracks may indicate problems below the surface.

**PUNCTURES:** These may require refinishing of area. You may make temporary repairs by filling with sealant, but do not use primer.

**TAR OR ASPHALT STAINS:** There is no known cleaning solution which will remove these stains without damaging the entire surface. Removing them by chipping and refinishing affected area should be done by a professional.

**MILDEW OR MOLD ON INTERIOR WALLS:** This needs to be inspected by a professional.

## **WARRANTY**

Teifs products come with a written five, seven or ten-year, limited warranty depending on your wall system. Contact Teifs or your contractor for details.

**Important Note:** Any problems found with the EIF system, including items listed on the back of this brochure, should be reported within 30 days to Teifs at 1-800-358-4785.





## YOUR GUIDE TO MAINTAINING YOUR BUILDING

Teifs is proud to provide you with this guide to maintaining the exterior walls of your building. It should become a part of your business records.

|                               |                               |
|-------------------------------|-------------------------------|
| <b>Date Constructed</b> _____ | <b>Wall System Type</b> _____ |
| <b>Builder</b> _____          | <b>Finish Type</b> _____      |
| <b>Address</b> _____          | <b>Base Color</b> _____       |
| <b>City, State, Zip</b> _____ | <b>Trim Color</b> _____       |
| <b>Telephone</b> _____        |                               |

**Wall Contractor** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**City, State, Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_

Teifs was created by pioneers in Exterior Insulation and Finishing Systems (EIFS), who knew the industry needed better products and were determined to provide them. We've done it! Teifs is now the industry leader in superior product quality. EIFS, since its introduction to America, has offered design flexibility, excellent insulation, lower construction costs and easy maintenance. Now, with Teifs, you can enjoy all the outstanding benefits of EIFS and know your building has exterior walls that will pass the tests of time.

Member of:



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