

Acrylic Finish Care & Maintenance Technical Bulletin

TB023

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Choosing a Parex USA Acrylic or Elastomeric exterior finish means you have made an enduring, environmentally responsible choice. However, every finish requires some maintenance to keep it looking fresh and clean.

This information will inform you how to care and maintain the Acrylic or Elastomeric finish on your building. It will also answer some questions you might have as you enjoy the benefits of ownership of an Acrylic or Elastomeric finish. Please keep it with other important papers so you can refer back to it should you ever need this information. Other information can be found Online, at our website or telephone assistance is also available

What every new homeowner with a Acrylic finish needs to know:

Acrylic and Elastomeric finishes are one of the most durable finishes you will find. Over time, all finishes benefit from an occasional cleaning with low pressure washing and an approved detergent to remove airborne dust or other atmospheric matter. Occasionally, a lawn mower or garden tool might chip a corner, or some other minor repair might be needed.

This information will help take care of the acrylic or elastomeric finish on your new home. It includes warranty information, maintenance instruction and answers to frequently asked questions about the finish. Read over and familiarize yourself with this information.

CLEANING

The following procedures are suggested to treat acrylic finishes in case of accidental or environmental soiling or minor damage.

Acrylic and Elastomeric 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 fumes or vapors, wear goggles and carefully follow instructions by the cleaning agent manufacturer. Sponge apply cleaning agents. Any necessary scrubbing should be done with soft nylon bristle scrub brushes. Steel wire bristles may leave broken off particles in the finish that will cause rust staining.

Test cleaning should be done on a small inconspicuous area of the finish to ensure no detrimental effect will occur. Cleaning of soiling should begin with dry finishes. If the finishes have been well soaked by rain, lawn sprinklers, etc. cleaning action may drive soiling deeper into the finish.

Exception: If a liquid staining substance has not yet dried, efforts to remove it should commence immediately before it can dry. Begin 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 cleaning application procedures 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. Warm water up to 100°F may be used. The nozzle of the pressure washer wand should be no closer than one (1) foot from the stucco surface. Do not concentrate the nozzle in one area as this may result in damage.

Option 3. Mix a 1/4 cup of Trisodium Phosphate (TSP) to one (1) gallon of warm water. Gently scrub the affected area. Rinses thoroughly.

Caution: Trisodium Phosphate can become a nutrient source for algae growth.

Rust Stains

Rust stains on finishes can come from iron or steel construction components adjacent to the installation. To effectively remove the staining, its source should be removed or treated to prevent reoccurrence. To clean the 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 the acrylic 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 recoated. 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 to remove. If the finish is fully dry and the affected area is 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 cleansers are available that may be effective in removing the stain. Please contact Parex USA Technical Services for more information. In the event that the stain cannot be removed, it may be necessary to seal and recoat the surface with either DPR Coating or a new finish coat.

Mildew, Fungus and Algae

For installations of Parex USA Acrylic and Elastomeric finish in geographical areas prone to microbiological fungus and algae growth, a regular schedule of cleaning is advisable. At the first signs of organic growth the affected area should be cleaned. Commercial cleaners designed to remove mold, mildew, or algae are available (see below). Alternatively, a solution of one part household liquid chlorine bleach to five parts clean water may be used. Apply this solution to the wall with a soft, non-metallic bristle brush, then rinse the wall thoroughly with clean water to remove the bleach solution. If you are unsure of the results of either method, test a small area first.

Acrylic Cleaners

The following information is published as a guide and are our recommendations of a few cleaning products that are available in the market place for the Acrylic Finishes. It is solely up to the customer to contact these companies listed and procure the necessary information regarding pricing, directions, material safety data sheets and other special considerations. We recommend that a small inconspicuous area be used to test the chemicals first. This will help determine a satisfactory cleaning process before applying to the entire wall.

Wind Lock Corporation

www.wind-lock.com

800-872-5625

General Purpose Cleaner
Efflorescence Remover
Tool Cleaner

Demand Products

www.demandproducts.com

800-325-7540

Off Base
Finish-Up
Wash Down
Efflorescence Remover
Tar-Rid

Clean it Clean (by Envyss)

www.cleanitclean.com

800-877-3339

Breakdown
EIFS Cleaner

PATCHING AND REPAIRING

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 and lathing 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. See the EIFS Commercial Maintenance Guide.

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 to resurface the entire panel or larger area to an existing break or termination, rather than a smaller patch area.

As with 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 an appropriate base coat should be troweled onto the surface to completely fill the voids created by the original texture. If primer was used in the initial work, apply Primer to improve the color consistency and trowelability of the new finish. In applying the new finish, follow the instructions given in the Product Data Sheet for specific finish and texture desired.

Q & A

Q: Should I expect the Parex USA Acrylic Finish to crack? When should I be concerned with cracking?

A: As houses settle over time, certain building products have more or less flexibility. While the final coat of acrylic finish is flexible, sometimes the cement substrates are brittle and will produce cracks that may "telegraph" to the surface. These are normally small hairline cracks that do not affect the performance of your wall. However, if the house begins to develop cracks wider than 1/10 of an inch (the thickness of a nickel) then the stucco cracks will need to be patched. If the wall is significantly shifting, you will need to contact your homebuilder.

Q: My house has changed color from when it was new: Is this normal?

A: Most products when left outdoors will change color over time given changes in temperature and exposure to ultra violet (UV) light. While traditional stucco will darken with age, acrylic finishes will lighten as composition polymer resins changes with time. This change in color no way affects the performance of the finish, but periodic recoating of acrylic finish will keep your home's exterior beautiful.

Q: How is acrylic different than traditional cement stucco?

A: Finishes are acrylic based, liquid, highly polymer modified products that has certain flexible properties that can bridge hairline wall cracking and checking sometimes seen in cementitious stucco. However, if the building settles unevenly or if the substrate is applied incorrectly then large cracks can occur that even a flexible finish will not bridge.

As the color does not rely on cement for the final color there is greater color consistency, higher sheen and the availability of brighter hues than traditional stucco. Acrylic finish is available in many of the same textures as traditional stucco including: Smooth finishes that can have an "Ornamental Trowel" or Spray Texture like "Lace" or "Skip Trowel" through Sierra Sand Course that can be textured to a worm like "Open Texture" pattern in regular or random patterns or 16/20 Float.

Q: What is that white powdery substance I have near the base of my stucco wall? How can I remove it?

A: This is probably "efflorescence", also known as "alkali". Efflorescence consists of calcium carbonate salts leached from cement based materials when exposed to excessive, saturating moisture. Since acrylics stuccos are not cement based these salts are coming from the cementitious substrate. It can be removed by following the directions outlined previously in the stucco maintenance section. Taking care to direct lawn sprinklers or other sources of water away from stucco walls will help prevent it. Please see our technical bulletin "Efflorescence on walls".

Q: What is the darker, fuzzy growth appearing along the bottoms of the stucco walls near my flowerbeds? What can I do about it?

A: This sounds like colonies of mildew. These microscopic organisms are part of the natural life cycle of organic matter, including decay and composting of landscaping materials or mulches. Excessive moisture in flowerbeds, shrubs and other organic materials creates ideal growing conditions for these organisms. It can be prevented, or minimized, by eliminating excess moisture. Be sure irrigation systems are not directed against walls and keep plants trimmed back to allow ample light and air circulation. Remove the discolorations by following the directions outlined previously in the stucco maintenance section.

Q: Do acrylic finishes stay cleaner than traditional stucco?

A: Parex USA acrylic finishes are specially formulated with a Dirt Pick-up Resistant (DPR) chemical that forms a hard layer on the surface of the coating reducing the surface tack as the finish cures. The hard surface makes the coating more difficult for dirt to adhere to the face of the finish. The acrylics used maintain their original performance properties such as high adhesion, good water resistance, longevity and excellent resistance to cracking and chalking longer than many other acrylic finishes.

Q: How can I change the color of my finish?

A: Parex USA finishes generally remain attractive for many years of service. However, if desired acrylic finishes can be recoated with another coat acrylic finish to either refresh or change the color. It should be realized that paint and another acrylic coat will alter the sheen of the original finish. This is an especially important point to consider if the paint will cover existing sand or sand fine finish. Due to the aggregate size in these finishes, some of the texture will be lost when recoating.

The existing finish should be clean and dry prior to painting. The new coatings can be applied with a brush, roller or suitable spray equipment. Generally both coatings exhibit good surface coverage in single applications. However, 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.

Q: Do I have to seal the joints?

A: Acrylic installations should be checked at the following areas for cracks that can allow water behind the system:

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

Repairs to sealant joints may require their removal and replacement. If this results in damage to the system base coat, new base coat materials must be used in the repair of the damaged area. The sealant manufacturer should be consulted to ensure the compatibility of the sealants to the surfaces to which they are applied. Special surface preparation or primers may be necessary.



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