

TECHNICAL NOTES

CLEANING AND MAINTENANCE OF FACADESXi FINISHES AND COATINGS

FACADESXi Finishes and Coatings are water-based acrylics and elastomeric products and as with all building products will need to be cleaned and inspected periodically to ensure a long-life cycle.

MAINTENANCE

It is best to visually inspect finishes and coatings once or twice a year depending upon the exposure and environment of the project.

CLEANING

TEST AREA — REQUIRED

- Test all cleaning products in an inconspicuous area before application on the entire project.
- Test brush and brush pressure of cleaning solution to ensure it will not damage the finish.
- Test power washing pressure before application on the entire project to ensure it will not damage the finish.

PREPARATION

- If any repairs to the wall cladding are necessary, they should be completed before proceeding with cleaning or recoating.
- Take care with any ladders or equipment that can damage the wall.
- Follow all of the cleaning manufacturers' safety precautions, mixing instructions, and application instructions.
- Follow all mixing and application instructions from the cleaning product manufacturer.
- When using equipment, ensure compatibility with cleansers and detergents being used.
- Protect the surrounding area while cleaning.
- Surface and Air Temperatures should be above 50 °F before and during cleaning. It is best to work on the shaded side of the wall to allow a slower drying.
- Follow all equipment manufacturers' instructions.

GENERAL LIGHT CLEANING

1. Rinse the wall with potable water with a hose or light pressure sprayer.
2. Apply the detergent with a light brush. During cleaning make sure the wall remains wet in the areas being cleaned and do not let the cleaning mixture dry on the wall.
3. While the cleaning solution is still wet and within the time frame set by the manufacturer, rinse the wall with light water pressure.

FOR HEAVY DIRT POWER WASHING

1. Rinse the wall with potable water with a hose or light pressure sprayer. During cleaning make sure the wall remains wet in the areas being cleaned and do not let the cleaning mixture dry on the wall.
2. Apply the detergent at low pressure, less than 500 psi with cold water (never hot water). The tip angle must be adjusted based upon the distance to the wall and the pressure washer manufacturer's instructions must be followed for light pressure.
3. While the cleaning solution is still wet and while remaining in the time frame set by the manufacturer, rinse the wall with light water pressure.
4. When cleaning multiple floors, always ensure the walls below are saturated with water to protect them from detergent runoff.
5. Clean all equipment per manufacturers' instructions.

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MOLD AND MILDEW

1. Follow the general cleaning instructions however the cleaners should be specific for mold and mildew. Do not use phosphate-based cleaners such as TSP (trisodium phosphate).
2. If there are residual stains, a solution of 1 part household bleach (no other products) to 20 parts potable cool water can be used in small areas with a soft bristle brush and rinsed away before drying.

OTHER

For other specific stains, contact FXI for recommendations.

EFFLORESCENCE

When Finishes/Coatings are applied over any product that contains cement such as brick mortar joints or stucco, efflorescence (salts within the cement) can occur and when wetting, will travel to the exterior of the finish/coating and dry, leaving a white residue.

To clean, start with the Heavy Dirt/Power washing procedure using a cleaning product specifically for efflorescence. If this efflorescence remains, contact FXI for recommendations.

CLEANING MATERIALS

Do not use abrasive materials

Contact any of these companies for the specific cleaning need as they have shown to have products successful in cleaning acrylic and elastomeric products: ABR Products, Inc. CitraShield BioCid, Prosoco, Shore Corporation, The Clean-Up Group, Wind-Lock.

RECOATING / COLOR CHANGE

FACADESXi Finishes and Coatings will rarely need to be recoated unless a color change is desired or a repair to the cladding requires it.

RECOATING

- Xi-Textured Acrylic Finish and Xi-AcryliCoat can be recoated with almost any Acrylic or Elastomeric Product that is suitable to be applied over an acrylic paint or finish.
- Xi-Flexx Finish and Xi-Flexx Coating may only be recoated with another elastomeric product.

Notes

Recoating a textured finish will change the existing texture of the Wall.

Do not use Oil Based paints.

RE-FINISHING

If a new texture is desired, the existing texture must be skimmed out with Xi-Textured Acrylic Finish Smooth Extra or NC-Base coat to create a flat surface and a new Finish Installed.

As always, if there are any specific or future questions, please contact us and we are happy to help.

This Technical Note does not address sealant maintenance, EIFS, or Stucco Cladding repair.