
Technical Bulletin

Maintenance, Cleaning and Repair Guidelines for Decoplast Wall Systems and Finish



General Decoplast Wall System and Architectural Coatings Maintenance Guidelines

Decoplast Wall Systems and Finish coatings are considered low-maintenance systems. To ensure continued integrity of the Decoplast Wall System and Finish product is maintained, the following maintenance items are recommended:

Removing Dirt, Airborne Pollution, Mildew and Algae – Decoplast finishes can be adequately cleaned with the use of general cleaning compounds, followed by a mild pressurized water clean and rinse. This can usually be accomplished with a garden hose and an ordinary nozzle. No acidic cleaners are recommended. Enviro Klean® EIFS Clean 'N Prep, manufactured by Prosoco, Lawrence, KS, (800) 255-4255, is a general-purpose cleaner that the manufacturer indicates is suitable for cleaning EIFS systems. This cleaner should be considered a starting point in the selection of the appropriate cleaning compound. Every building will have different requirements. A test should always be performed on a small, inconspicuous area before proceeding to general cleaning on a larger scale.

Visually inspect the wall system at least twice a year. Contact an approved Decoplast applicator if repairs are necessary. Provide temporary protection from water penetration until permanent repairs are complete. If a color change is desired, Decoplast manufactures exterior coatings specifically designed for this purpose. Contact an approved Decoplast applicator if a color change is desired.

Other building items and components which may affect the integrity of the Decoplast Wall System should be properly maintained and regularly inspected. Visually inspect all sealant joints, flashing, roofs, etc. at least twice a year (Typically Spring and Fall). If deficiencies are found, contact the appropriate manufacturer or applicator.

General Cleaning Recommendations

When using commercial-grade cleaners, always follow manufacturer's recommendations. Prior to cleaning Decoplast Finishes, first test the cleaning solution in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects.

General, light cleaning: To remove ordinary dirt and environmental contaminants, Finish may be cleaned with a mild detergent solution or commercial-grade cleaner. Prepare the surface for cleaning by thoroughly rinsing the wall with clean water to remove surface containments. Apply the cleaning solution to the entire area using a soft bristle brush. Do not allow the cleaning solution to dry on the wall. Rinse the wall thoroughly with clean water to remove all traces of loose dirt and cleaning solution.

Power-washing: If power-washing is necessary or desired, a low-pressure 300–500 PSI power-wash using cold water is recommended. Frequent power-washing or the use of hot water should be avoided since it may result in premature deterioration of the Finish.

Mold and mildew removal: Mold and mildew are living organisms, consisting of a root system and a "bloom", which must be completely removed or killed to stop growth. To kill the roots and remove the bloom, use a fungus, mildew, mold, and algae remover in conjunction with low-pressure power-washing. Cold-water power-washing alone will remove the bloom but may drive the roots deeper into the finish and create a stronger, healthier growth. Avoid phosphate-based cleaners such as TSP (trisodium phosphate) when cleaning mold and mildew. Although TSP and other phosphate-based cleaners may be useful for removing dirt, mold and mildew thrive on the phosphates.

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To treat stains which may remain after mold and mildew removal, apply a solution of 1-part household bleach and 20 parts clean water to the wall with a soft bristle brush. The concentration may be increased if a stronger solution is required. Rinse the wall thoroughly with clean water to remove all traces of bleach solution.

Efflorescence:

Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface and may appear on the Finish surface, causing the Finish to appear bleached or spotted and seem to lose color. Efflorescence can usually be removed by dry brushing the Finish surface, and then flushing the surface with plenty of clean water to remove and the dislodged salts. “Sure Klean® 600” manufactured by PROSOCO (available at most building material stores) may be utilized to clean efflorescence (and other acid-soluble stains) from the surface of Finish. Test in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects to the Finish.

The concentration may be increased if a stronger solution is needed. Concentration should not exceed one part “Sure Klean® 600” to six parts water (1:6). Rinse the wall area with clean water prior to application of cleaning solution. A soft bristle brush may be used on the affected area. Do not allow the solution to dry on the wall. Rinse thoroughly with plenty of clean water. For specific cleaning products and recommendations, the following companies supply specially formulated cleaning products for EIFS: PROSOCO, www.prosoco.com or Wind-Lock, 1-800-872-5625

Repair of Decoplast Wall Systems

See current Decoplast specifications, details, and technical bulletins for complete information. All repairs should be completed by a registered Decoplast applicator. Contact the Technical Services Department for information concerning procedures for specific repair recommendations.

Puncture Repair:

1. Cut around the damaged area with a razor knife cutting through all layers, to the substrate. Make sure the patch area is large enough to easily work within, even if the damaged area is small.
2. Carefully remove the Decoplast Lamina (Finish, Reinforcing Mesh and Base Coat).
3. Remove the damaged EPS insulation board down to the sheathing. Repair or replace and damaged sheathing. Ensure that all EPS insulation board remains are completely removed.
4. With a small grinder, carefully remove the Finish approximately 3–4 inches around the repair area. Do not grind into the Reinforcing Mesh and Base Coat. Remove only the Finish.
5. Once the Finish has been removed from around the damaged area, brush or blow away any remaining EPS insulation beads and dust from the grinding.
6. Cut the EPS insulation board so that it will fit snugly into the opening. Apply adhesive to the EPS insulation board and then place the EPS insulation board into the opening, ensuring a good adhesive bond is achieved.
7. After the adhesive has dried, rasp the EPS insulation board down to the level of the ground down area.
8. Mask off the Finish around the ground down area.
Note: The exposed ground off area must be approximately 3-inches around the repair to ensure enough room for the Reinforcing Mesh to properly overlap.
9. Apply the mixed Base Coat to the repair and then place the pre-cut Reinforcing Mesh into the wet Base Coat.
10. Embed the Reinforcing Mesh with a trowel or margin trowel, to a smooth flat uniform thickness to the ground off area only. Do not build up the area, trowel the Base Coat tight, but thick enough to encapsulate the Reinforcing Mesh.
11. Allow to dry. Scrape away trowel marks before applying Finish.
12. Trowel Finish onto the prepared area using a stainless-steel trowel.
13. Remove the tape before the Finish dries. Touch up the edges with a small paint brush by lightly dabbing around the edge. This helps to soften and blend in the edge around the patch.
14. If necessary, lightly float the Finish again. Make sure there is no excess material on the back of the float prior to re-floating the area.
15. Decoplast Topcoat may be required if the Finish color of the patch is not acceptable.

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Corner repair:

- 1. Materials must be removed from both sides of the corner.
- 2. Follow steps 1–14 of basic repair procedure.
- 3. Make sure to use a double layer of Reinforcing Mesh in step 10 to ensure proper corner reinforcing.

Texture finish repair:

- 1. Grind down the Decoplast Finish just until the Base Coat shows, approximately 1-inch around the damaged area.
- 2. Mask off the Finish around the ground down area.
- 3. Trowel the properly color matched Finish onto the prepared area using a stainless-steel trowel.
- 4. Remove the tape before the Finish dries. Touch up the edges with a small paint brush by lightly dabbing around the edge. This helps to soften and blend in the edge around the new Finish.

Re-texturing entire wall:

- 1. Thoroughly clean the wall surface according to cleaning procedure listed at beginning of document. The area to be refinished must be sound and free of defects such as peeling, cracking, delamination, and blistering.
- 2. Level the surface with Decoplast Base Coat to achieve a smooth level surface. Allow the Base Coat to thoroughly dry before applying the Finish Coat.
- 3. Decoplast TINTED PRIMER may be used to help alleviate shadowing of the Decoplast Finish.
- 4. Apply the new Decoplast Finish with desired texture and color.

Re-coating existing wall:

- 1. Thoroughly clean the wall surface according to the cleaning procedure listed at the beginning of document. The area to be refinished must be sound and free of defects such as peeling, cracking, delamination, and blistering.
- 2. Apply the Decoplast Coating with a brush, roller, or sprayer in accordance with current specifications and application guidelines.

Crack Repair:

- 1. Before repairs are made, the cause for the cracks must be determined and addressed, and an assessment made as to whether the cracks are active or dormant.
- 2. Surfaces to be repaired must be properly prepared and cleaned to remove all contaminants.
- 3. Hairline surface cracks in the EIFS textured finish of less than 1/32-inch can be bridged with Decolastic Coating installed at a dry film thickness of 15 to 17 mils in two coats.
- 4. Cracks deeper than hairline surface cracks can be repaired in the following manner:
 - a) Isolated cracks that align with the EPS insulation board joints, for example, can be repaired in the same manner as the puncture repair described in the Finish Repair section.
 - b) Widespread cracking may be an indication of a serious defect in the EIFS installation and/or the underlying construction. Repair only after a thorough investigation of the problem and corrective action is taken to address any defects in the substrate or EIFS installation.

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