

Maintenance, Cleaning and Repair Guidelines for Acrocrete[®] Wall Systems and Finish

GENERAL ACROCRETE WALL SYSTEM MAINTENANCE

Acrocrete[®] wall systems are low-maintenance systems. To ensure continued integrity of the Acrocrete wall system is maintained, the following maintenance items are recommended:

To remove environmental contaminants, the Acrocrete wall system can be cleaned with a mild detergent solution (see below) and rinsed with clean, potable water. If the Acrocrete wall system is heavily soiled, contact the Technical Service Department at 800-589-1336 for recommendations. Visually inspect the wall system at least twice a year. Contact an approved Acrocrete applicator if repairs are necessary. Provide temporary protection from water penetration until permanent repairs are complete. If a color change is desired, Wall Systems manufactures exterior coatings (ACROCOTE[®] and ACROCOTE[®] T) specifically designed for this purpose. Contact an approved Acrocrete applicator if a color change is desired.

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

CLEANING ACROCRETE FINISH

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

GENERAL, LIGHT CLEANING:

To remove ordinary dirt and environmental contaminants, Acrocrete 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 particles. 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 loosened dirt and cleaning solution.

Power-washing:

If power-washing is necessary or desired, a low-pressure (2068–3447 kPa/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 Acrocrete 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 powerwashing alone will remove the bloom, but may actually drive the roots deeper into the Acrocrete 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.

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 and typically white deposit that may appear on the Acrocrete finish surface, causing the finish to appear bleached or spotted and seem to lose color. Efflorescence is a salt-like deposit that originates from cement and can leach through the permeable finish coat to appear as a deposit on the surface of the finish. Efflorescence can usually be removed by dry-brushing the finish surface, and then flushing the surface with plenty of clean water to remove the dislodged salts. "Clean N Prep" manufactured by ProSoCo (available at most hardware stores) may be utilized to clean efflorescence (and other acid-soluble stains) from the surface of Acrocrete finish. Test in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects to the Acrocrete finish.

The concentration may be increased if a stronger solution is needed. Concentration should not exceed one part "Clean N Prep" 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, 1-800-255-4255

Wind-Lock, 1-800-872-5625

REPAIR OF ACROCRETE® WALL SYSTEMS

See current Acrocrete specifications, details and technical bulletins for complete information. All repairs should be completed by an approved Acrocrete applicator. Contact the Technical Services Department for information concerning procedures for repair for other Acrocrete wall systems.

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. **See Figure 1.**
2. Carefully remove the Acrocrete lamina (finish, reinforcing mesh and base coat).
3. Remove the damaged EPS insulation board down to the sheathing. Ensuring 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. **See Figure 2.**
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. See Figure 3.
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. **See Figure 4.**
11. Allow to dry. Scrape away trowel marks before applying finish.

12. Trowel finish onto the prepared area using a stainless steel trowel. **See Figure 5.**
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. **See Figure 6.**
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. Acrocrete ACROCOTE™ may be required if the finish color of the patch is not acceptable.

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 Acrocrete 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 Acrocrete base coat in order to achieve a smooth level surface. Allow the base coat to thoroughly dry before applying the finish coat.
3. Acrocrete ACROPRIMER™ may be used to help alleviate shadowing of the Acrocrete finish.
4. Apply the new Acrocrete finish with desired texture and color.



Figure 1



Figure 2



Figure 3

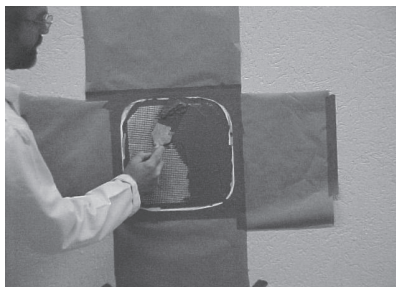


Figure 4

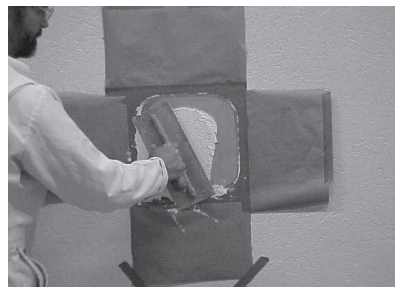


Figure 5

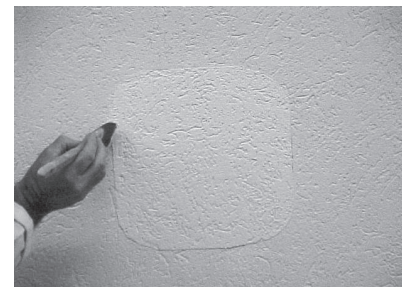


Figure 6

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 Acrocrete coating with a brush, roller or sprayer in accordance with current Acrocrete 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 Acrocrete ACROFLEX® 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.

WARRANTY NOTES

1. Contact the BASF Wall Systems Technical Services Department at 800-589-1336 for information concerning applicator requirements for approval.
2. An Acrocrete Warranty Request form for the system used must be submitted by the Acrocrete distributor for the project prior to issuance of the warranty.
3. Obtain warranty approval from Acrocrete prior to bidding project. Project specifications and/or plans may be required for review by Acrocrete prior to approval of warranty.
4. Other warranties may be offered to meet a specific project specification. Consult Acrocrete prior to start of project if a special warranty is required.
5. Sample warranties are available upon request.



Note

BASF Wall Systems is an operating unit of BASF Construction Chemicals, LLC. (herein after referred to as "BASF Wall Systems")

Residential Policy

On one and two-family residential framed construction, BASF Wall Systems requires that the wall system selected be one that includes provisions for management of incidental moisture. The choices include water-managed EIFS, Acrowall-CP, and Acrowall-CBS. Acrowall Surfacing Systems for insulating concrete forms are also acceptable. There are no exceptions to this policy. Under no circumstances will BASF Wall Systems warrant the use of any other system on this type of construction without expressed written permission from BASF Wall Systems [Residential construction using EIFS on masonry (CMU) or poured concrete does not require the additional water management provisions described above.]

Consult Technical Services Department for specific recommendations concerning all other applications. Consult the Acrocrete web-site, www.acrocrete.com for additional information about products and systems and for updated literature.

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