

RES 101E

reFINE EIFS Procedures

Procedure for Removing Efflorescence

INTRODUCTION

Efflorescence is caused by the migration of soluble salts present in Portland cement. It occurs when water dissolves unhydrated calcium hydroxide, migrates to the surface, and leaves a deposit when the water evaporates.

Efflorescence can usually be removed by a light wash with an acidic cleaner that has been formulated for this purpose.

EQUIPMENT

- Appropriate personal protective equipment
- Soft or medium bristle brushes
- Hose – water hose
- Pressure washer

MATERIALS

- Cleaning solution
- Water supply

PROCEDURE

1. Evaluate the surface to be cleaned and the nature of material that needs to be removed. Select an appropriate cleaning solution.
2. Test the cleaning solution on a small inconspicuous area to ensure that it provides the desired results.
3. Spray or brush the cleaning solution to the wall. If spraying, use low pressure spray to avoid driving dirt into textured surfaces. Allow the solution to soak the wall for approximately 15 minutes. Scrub the wall with a soft bristle brush to loosen heavy deposits.
4. Rinse thoroughly with clean water and allow to dry.

DO

- Follow cleaner manufacturer recommendations for dilution of concentrated cleaning solutions.
- Use a bleach solution to remove mold. Bleach is needed to kill micro-organisms that form mold and mildew.
- Evaluate alternate cleaners to remove stains that do not respond to detergents. Consult the cleaning solution manufacturer.
- Check local regulatory requirements for disposal of waste water and cleaning solutions.

DO NOT

- Never use water pressure in excess of 500 psi or allow pressure nozzles to come within 2 feet of the wall. Excessive pressure may damage textured finishes and EIFS lamina.
- Cleaning solutions should not be allowed to dry on the wall. They may form deposits that can be difficult to remove.
- Abrasion can damage finishes and sealants. Do not scrub excessively or use wire brushes.
- Trisodium phosphate detergent is a food source for mold. Do not use trisodium phosphate detergent without bleach in hot humid climates - unless mold is killed with bleach it will return.
- Do not allow detergents of any kind to come in contact with hydrophobic coatings and finishes such as Tersus by Master Builders Solutions. Detergents can deactivate the anti-soiling properties of hydrophobic coatings and finishes.
- Steam or hot water should not be used to clean EIFS.
- Do not apply solvents or solvent-based cleaners to EIFS.

CLEANING SOLUTION SUPPLIERS

EaCoChem – www.eacochem.com

ShoreBest – www.shorebest.com

Wind-Lock Corporation – www.wind-lock.com

TECHNICAL SUPPORT

Consult Master Builders Solutions Technical Services Department at +1 (800) 589-1336 for specific recommendations concerning all other applications. Consult the Wall Systems website at finestone.master-builders-solutions.com/en, for additional information about products and systems and for updated literature.