



IMASCO STUCCO SYSTEMS

Maintenance and Cleaning Information

BUILDING PERFORMANCE

Stucco is one component of the building exterior. It functions, as part of a system that includes windows, deck membranes, flashings, sealants, roofs, eaves troughs and down pipes. All of these components perform an important role within the building envelope to avoid moisture penetration to the interior of the building. If one component has failed, it is not possible for another component to remedy the situation. It is important to understand that all components must be maintained in order for the building's exterior envelope to work.

PREVENTATIVE MAINTENANCE

The first step to exterior building maintenance is to be aware of situations that will cause damage to the exterior cladding.

1. Always ensure that all roof water (rain or snow melt) is collected from the roof into the eaves troughs and drains freely through the down pipes away from the building exterior. The diversion flashings should be properly installed at roof and gutter termination points to ensure that water is entering the eaves troughs and not leaking between the eaves troughs and the stucco. This procedure will prevent unsightly staining and will also eliminate erosion of the stucco cladding.
2. Ensure the entire eaves trough and down pipe system are free from debris to provide adequate water drainage during heavy precipitation.
3. When underground sprinklers are installed, direct the spray away from the stucco cladding, since constant water spraying will cause erosion and possible separation of the finish coat from the base coat, especially when below freezing temperatures are common during the night.

BUILDING MAINTENANCE

Building maintenance is an endless task and requires annual inspections. The following inspection checklist is intended as a guide to maintaining your stucco cladding, and if you have any concerns that stem from your inspections, contact a professional to assist with the repair description and proper procedure of the necessary repairs to achieve successful results.

1. Inspect the appearance of the stucco cladding, first to determine which stucco system you have on your building. Conventional Stucco is portland cement based and is applied over stucco wire. EIFS is Acrylic Stucco applied over expanded or extruded polystyrene insulation board and flexible fibre glass reinforcing mesh.
2. Inspect the appearance of the wall, checking for dirt, stains, cracking, spalling, or efflorescence.
3. Inspect caulking for elasticity and good bond to the substrate. Also check the caulking around the perimeter of the windows, as well as the mitered corners. If there are weep holes in the window track, be sure they are clear and allow drainage.

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4. Inspect flashings to ensure they are directing water away from the wall.
5. Inspect all vinyl decks and decking membranes for tears, cut or delamination at joints. Owners are required to take the necessary care to avoid such damage, and should it occur repairs should be made immediately.

If the above list is followed, only minimal care is needed to keep stucco attractive for many decades. The most important item of care, for any exterior cladding, is periodic washing of soffits and walls.

WASHING INFORMATION

1. SPECIAL CASES

1.1. 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 further growth. Use a commercial grade specialty cleaner, in conjunction with a low-pressure power washer.

1.2. Efflorescence

Efflorescence is a crystalline white deposit, which may appear on the finish surface, causing the finish to appear **discolored**, bleached or spotted. Some efflorescence can be removed by dry-brushing the finished surface and then flushing the surface with plenty of clean water to remove the dislodged salts. Other cases require the use of a specialty cleaner.

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

2. CEMENTITIOUS STUCCO FINISHES

The walls should be washed from **the bottom to the top**. One should never start hosing any wall from the top, until the bottom and all wall area above the base of the wall have been wet thoroughly, to overcome absorption. The purpose of this method of treatment is to prevent dirty water from being absorbed into the stucco cladding below. A typical hose nozzle attached to a hose with standard water pressure cleans very effectively. The roof and window sills should only be washed after all wall surfaces have been thoroughly wet.

The Imasco stucco finish is formulated to provide a low maintenance coating and shed the majority of surface contaminants. However, the wall finish, trims and components must be kept clean and free from moss, fungal growth, or other deleterious materials.

Pressure washing is not recommended. If walls are to be pressure washed, a qualified applicator must operate the equipment, and only low pressure (max. 1000 psi) may be used. Do not apply bleach, acid, abrasives or any other materials that may damage the stucco cladding.

The following table provides information on some cleaners for cement stucco.

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CLEANERS FOR CEMENTITIOUS STUCCO FINISHES

Condition	Product	Manufacturer	Dealer
Dirt	Krystol Spray-N-Shine	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 513-3388 Surrey
Efflorescence	Miton 177 Efflorescence Remover	Miton Products (604) 270-7775	Imasco Minerals Inc. (604) 888-3620 Surrey
	Krystol Dark or Light Masonry Cleaner	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 513-3388 Surrey
Grease	Miton 444 Cleaner & Degreaser	Miton Products (604) 270-7775	Imasco Minerals Inc. (604) 888-3620 Surrey
	Krystol Klean 777	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 513-3388 Surrey
	Shell Busey's Cleaning Formula	Twin Maple Marketing 1-800-663-8898	Sleggs Home Hardware Windsor Plywood
Mold and Mildew	Krystol Spray-N-Shine or Krystol Klean 725	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 513-3388 Surrey
Rust	Krystol ABC	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 513-3388 Surrey

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3. ACRYLIC STUCCO FINISHES

IMASCO acrylic finish systems are low maintenance wall systems. To ensure continued integrity and high performance, the following maintenance routines are recommended.

Visually inspect the wall system at least twice a year. Contact an approved IMASCO applicator if repairs are necessary. Provide temporary protection from all water penetration until permanent repairs are complete. In addition, other building items and components that may affect the integrity of the wall system should be periodically inspected and properly maintained. Visually inspect all sealed joints, flashings, roofs, etc, at least twice a year. If deficiencies are found, contact the appropriate manufacturer or applicator.

3.1. CLEANING IMASCO ACRYLIC FINISHES

3.1.1. General Light Cleaning

To remove dirt and other environmental contaminants, the finish may be cleaned with a mild detergent solution or a 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 areas 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. Repeat as necessary.

3.1.2. Power Washing

When power washing is necessary use a low-pressure (max. 600 psi) cold water power wash. Frequent power washing or the use of hot water should be avoided, since it may result in premature deterioration of the finish coat.

Suggested specialty cleaners can be found in the following table.

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CLEANERS FOR ACRYLIC STUCCO FINISHES

Condition	Product	Manufacturer	Dealer
Dirt	Krystol Spray-N-Shine or Krystol ABC	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 940-2229 Surrey
Grease	Krystol Klean 777	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 940-2229 Surrey
	Shell Busey's Cleaning Formula	Twin Maple Marketing 1-800-663-8898	Sleggs Home Hardware Windsor Plywood
Mold and Mildew	Krystol Spray-N-Shine or Krystol Klean 725 or Krystol 777	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 940-2229 Surrey
Rust	Krystol ABC	Kryton (604) 324-8280	Cascade Aquatech (604) 291-6101 Burnaby (250) 381-3623 Victoria (403) 571-4080 Calgary Northland Construction Supplies (780) 452-3481 Edmonton Fairwind Construction Products (604) 940-2229 Surrey

For additional information, or assistance, please contact IMASCO MINERALS INC. at 604-888-3848, fax at 604-888-5671, or visit our website at: www.imascominerals.com