

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

GENERAL FINESTONE WALL SYSTEM MAINTENANCE

Finestone Wall Systems are low-maintenance systems. To ensure continued integrity of the Finestone Wall System is maintained, the following maintenance items are recommended:

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

Other building items and components which may affect the integrity of the Finestone 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 FINESTONE FINISH:

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

GENERAL, LIGHT CLEANING:

To remove ordinary dirt and environmental contaminants, Finestone 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 Finestone 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 actually drive the roots deeper into the Finestone 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. Test in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects to the Finestone Finish.

EFFLORESCENCE:

Efflorescence is a crystalline and typically white deposit that may appear on the Finestone 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 Finestone Finish. Test in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects to the Finestone 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 PEBBLETEX WALL SYSTEMS

See current Finestone specifications, details and technical bulletins for complete information. All repairs should be completed by an approved Finestone applicator. Contact the Wall Systems Technical Services Department for information concerning procedures for repair for other Finestone 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 Finestone 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.
9. Apply the mixed Base Coat to the repair and then place the pre-cut Reinforcing Mesh into the wet Base Coat.

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.



Figure 1



Figure 2



Figure 3

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. Finestone Color Coat 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 Finestone 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 Finestone Base Coat in order to achieve a smooth level surface. Allow the Base Coat to thoroughly dry before applying the Finish Coat.
3. Finestone Tinted Primer may be used to help alleviate shadowing of the Finestone Finish.
4. Apply the new Finestone Finish with desired Finetex 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 Finestone Coating with a brush, roller or sprayer in accordance with current Finestone specifications and application guidelines.

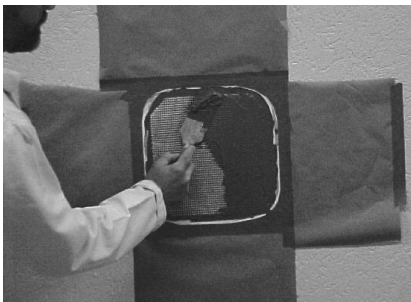


Figure 4

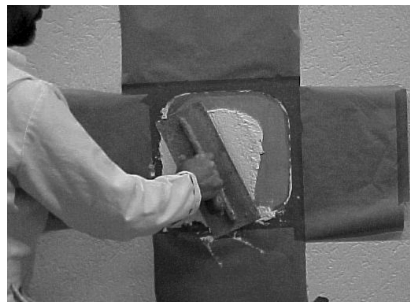


Figure 5



Figure 6

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 Finetexd finish of less than 1/32-inch can be bridged with Master Builders Solutions SENERLASTIC 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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