



MasterProtect[®] Acrylic Coatings

Cleaning
and Maintenance



MasterProtect[®] Acrylic Coatings

Clean and repair acrylic coatings to maintain their original appearance.

General Instructions

- Begin with the least aggressive cleaning method
- Soft bristled brushes or a sponge may be used depending on the texture of the applied coating.
- Protect all adjacent materials.
- Always do a test area when using a cleaning solution. Try to do the test patch in an inconspicuous area to ensure the solution is not too strong. Allow the test area to dry completely before continuing, as wet areas may not show color variations caused by too strong a cleaning solution.
- Always pre-wet the area to be cleaned. This prevents the cleaning solution from damaging the finish and protects the area directly below from solution runoff.
- Thoroughly rinse the area after cleaning.
- Areas that have been cleaned will appear to be a different color. Clean the entire coated area to maintain uniformity of appearance.

Cleaning Acrylic Coatings

- **General Light Cleaning:** To remove dirt and environmental contaminants, clean the coating with a mild detergent solution or commercial grade cleaner diluted in warm water. Always begin with the least aggressive method. Avoid using cleaners containing high alkaline, aromatic solvents, or solvent based products. When using commercial cleaners always follow the manufacturer's written recommendations. Prepare the surface for cleaning by thoroughly rinsing the wall with clean water to remove surface particles. Apply the cleaning solution to the entire coated area using the minimum force necessary to loosen any contaminants. Rinse thoroughly with clean water to remove all traces of loosened dirt and cleaning solution. Do not allow cleaning solution to dry on the wall.



Contact the Master Builders Solutions Technical Support Team at 1(800)243-6739 for additional assistance.



Note: This information and all further technical advice are based on BASF's present knowledge and experience. As always, refer to the current Technical Data Guide for product and system specific information

- **Power Washing:** If power washing is necessary or desired, a low-pressure (350 – 700 psi) power wash using cold water with a 250 or 450 degree tip, keeping the tip back 24" or more from the surface to be cleaned is recommended. Frequent power washing or use of hot water should be avoided, as this could damage the integrity of the coating.
- **Mold and Mildew Removal:** Mold and mildew are living organisms, consisting of a root system and a "bloom", which must be completely removed and killed to stop growth. Use a commercial cleaner recommended for use as a fungus and algae remover in conjunction with low-pressure power washing.
- **Mold and Mildew Stain Removal:** To treat stains which may remain after mold and mildew removal, apply a solution of 1 part household bleach mixed with 20 parts clean water to the wall with a soft bristle brush. Rinse the wall thoroughly with clean water to remove all traces of bleach solution.
- **Efflorescence:** Efflorescence is a white crystalline salt-like deposit that originates from the substrate and can leach through the permeable coating to appear as a deposit on the surface of the coating. Dry-brushing the deposit, and then flushing the surface with clean water to remove the dislodged salts may remove efflorescence.
- Commercial grade cleaners may be utilized to clean efflorescence. Always follow the manufacturer's recommendations, and start at the highest recommended rate of dilution. Wet the entire wall first and scrub using a soft bristle brush. Do not allow the solution to dry on the wall. Rinse thoroughly with clean water.

Repairing Acrylic Coatings

- Successful repairs or patches can typically be performed on areas of an existing/original coating that have delaminated or blistered in small areas. Care should be taken to scrape and remove any loose or delaminating material adjacent to the problem areas. The edges of the remaining well bonded coating should then be sanded or ground off to assure a smooth transition.

One or two base coats of a matching material should then be applied (typically by brush) to fill in or build the coatings system up to the original surface level. Good color matching is the key to successful small repairs. If the material being used is a good match and the original coating has not significantly weathered, then a 1/2" to 3/4" nap final roller application over the repair area may suffice. However if these repairs still stand out a thin complete recoat of the section between control joints or reveals might be required.

For additional information contact Technical Services or your local representative.



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Technical Service (800) 243-6739
master-builders-solutions.com/EN-US



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