

## Technical Bulletin

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### MW# 112-210101

## Topic: Owner's Responsibilities for Cleaning and Maintenance of Master Wall® Coatings & Systems

#### Related Technical Bulletins

Repairing Master Wall EIFS  
Sealant Use  
Window Considerations  
EIFS Inspection Guidelines  
Stucco Cracking  
Fade Resistance  
Efflorescence Considerations

#### What is a Wall System?

A wall system or building envelope consists of all the building components. This typically includes the structural framing, wall cladding, windows, doors, penetrations such as pipes and vents and roof/wall connections. A wall system is more than a single component, more than just Master Wall®.

#### Inspecting the Wall System

A thorough visual inspection of the wall system is your best defense against problems. In general, you are looking for holes, breaks or cracks that could let water in. Bulk water in large quantities can cause problems over time. All the materials should be designed to shed water including quoins, window heads and brick ledges.

#### Cladding

Inspect the cladding for any punctures, breaks, cracks, wrinkles, or blisters. Note their location.

- **CIFS®, EIFS and Similar Applications** (Rollershield Drainage CIFS®, Aggre-flex EIFS, Aggre-flex Drainage EIFS, QRW1 Drainage EIFS, Insulated Concrete Form (ICF) Coatings)
  - Temporarily seal holes in the Master Wall® Cladding with DAP® ALEX® Painters Caulk (<http://www.dap.com/>) or similar product. Schedule a permanent repair with a Master Wall® Certified Applicator following the recommendations of our Technical Bulletin MW#129.
  - Cracks, bulges, wrinkles, and blisters typically indicate structural movement. Temporarily seal the opening with DAP® ALEX® Painters Caulk or similar product. Once the cause of the movement is isolated (consult a professional), the cladding can be repaired following the Technical Bulletin MW#129.

#### **Disclaimer**

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- **Stucco and other Finish Systems or Materials** (Master Wall® Cemplaster Fiberstucco, Finishes over Stucco/One Coat Stucco, Stucco Cement Board Coating, Uninsulated Finish (UF) System, Soffit System, ProTec® and ProGuard® panel applications, Interior Finish applications, ReCote™ applications, LiMa applications)
  - Hairline cracks are somewhat typical for stucco and are generally caused by shrinkage. They should be noted but are not a structural concern. If objectionable it can be painted with a quality 100% acrylic elastomeric paint (see painting).
  - Structural cracks are usually 1/16" or larger. Some type of structural condition usually causes these cracks. Consult a professional for recommended repairs. The cracks may be temporarily sealed with DAP® ALEX® Painters Caulk or similar product while repairs are scheduled with a stucco applicator.
  
- **Rollershield LAB under Other Cladding Materials** (Master Wall® Rollershield LAB)
  - Maintenance of the Rollershield is not normally needed. Inspect cladding materials for degradation and leaks and repair as necessary.

### **Sealants**

Inspect the sealants for any deterioration, breaks, cracks, or blisters. Note their location for future repair. Sealants should be visible and are generally wide. They are used to bridge the gaps between the wall cladding and other wall system components such as windows, doors, pipes, lights, and vents. See Master Wall® Technical Bulletin MW#131 for recommended sealants.

In stucco systems, sealant should also be visible at the ends and butts of control joints (V-grooves). Sealants should be properly designed and professionally applied. Reference Technical Bulletin MW#149-020104 for typical sealant joint designs.

### **Windows & Doors**

Inspect the windows and doors for signs of leakage and deterioration. Make sure gaskets are in good condition, any weep holes are clear, and any debris is removed from the units on a regular basis. Check with the window/door manufacturer to determine any manufacturer-specific maintenance requirements. Master Wall® Technical Bulletin MW#132 identifies some of the problem areas in window construction.

Buildings in coastal areas will require special attention. Most window and door units are under-designed for the climate and can leak into the building. Most building codes now require the use of hurricane-rated components.

### **Flashing and Sheet Metal**

Flashing and sheet metal are used to either protect water sensitive materials such as wood or to direct rainwater away from the building. Flashing and sheet metal should be checked for deterioration and leaks – especially at the seams. Clear away any debris and check the following:

- Check head flashing at the tops of most windows and doors. They are usually used with most systems, but sometimes not with the Aggre-flex System. Confirm flashing requirements with the window/door manufacturer if in doubt.
- Where the roofing material meets the wall, a flashing is normally used. The most common is step flashing, small pieces of metal installed under asphalt shingles. Metal roofs usually use a continuous flashing. Where the roof ends a “kick out” flashing should be visible. This flashing directs water away from the building.
- The flashing in roofs should be visible. Usually the siding is kept up 1” to 2” but this can vary depending upon locally accepted practices.
- Flashing behind decks should be visually inspected and cleared of debris. Decks installed without flashing need to be corrected. Consult with your builder or architect for a determination.
- On commercial buildings, metal parapet caps should be inspected to make sure they are sloped, draining water to the interior of the building, and sealed at the seams to prevent water entry. Also, the face edge of the cap should be sealed to prevent any wind-driven rain.

### **Chimneys**

Inspect chimneys to make sure they provide a watertight seal. Step flashings should be visible around the chimney and a cricket installed to divert water away from the chimney stack.

### **Other Penetrations**

Penetrations such as electrical boxes, hose bibs, dryer vents, downspout cleats, and other terminations to make sure they are sealed. Correct any deficiencies using an approved sealant.

### **Other Considerations**

A lot of keeping a home or building in good condition is common sense. Make sure sprinklers are not directed against the structure. Make sure the ground slopes away from the building. Do not pile mulch against the side of the home and leave a clearance of about 6” to 8” between the siding and grade. Check the roof and gutters for debris and deterioration.

On some older homes, the wall cladding may have been run below grade. Our Technical Bulletin MW#128 discusses some of the options.

### **Cleaning**

Master Wall® coatings are called “Superior Finishes”. They are a 100% pure acrylic based textured coating and are available in a variety of standard and custom colors and five different textures. Depending upon the texture and climate regular cleaning may be necessary.

The easiest method is to use a garden hose to spray the wall and clean the surface. A mild household detergent such as Simple Green may also be diluted in water and the surface scrubbed with a soft bristle brush to remove stubborn dirt. Pressure washers may be used provided they are 2500 psi or less with a large spray fan pattern and always kept moving, keeping at least two feet from the surface.

Mold and mildew are usually green, pink, or black in color. It will typically grow in areas that receive minimal sunlight and/or poor air circulation or appear due to environmental conditions. A mixture of one-part household bleach to three parts water and possibly a little household detergent usually removes the growth. Always pre-wet the wall surface prior to applying the bleach and water solution and do not allow it to stand on the wall for a prolonged period prior to rinsing. Flowers and shrubbery may be affected by the solution and it is recommended that the vegetation be watered and protected. Always use safety goggles, gloves and protective clothing when using a bleach solution.

Stains that are exceedingly stubborn will probably require a specialty cleaner. This would include very stubborn dirt, mold, mildew, sprinkler rust stains, tar, and efflorescence. Specialty chemicals are available from these companies:

Demand Products	<a href="http://www.demandproducts.com">www.demandproducts.com</a>	800-325-7540
EaCo Chem Inc.	<a href="http://www.eacochem.com">www.eacochem.com</a>	724-656-1055
Prosoco Inc.	<a href="http://www.prosoco.com">www.prosoco.com</a>	800-255-4255
ShoreBest Corporation	<a href="http://www.shorebest.com">www.shorebest.com</a>	800-860-4978
Wind-Lock Corporation	<a href="http://www.wind-lock.com">www.wind-lock.com</a>	800-872-5625

### **Maintenance Products**

There are a variety of products available that help with wall system maintenance. Below is a listing of products and their use:

ShoreBest Corporation	<i>2650 EIFS Protective Clear Coat</i> <i>2660 EIFS Graffiti Remover*</i>
Wind-Lock Corporation	<i>Titan Penetrating Sealer</i>

\*See Technical Bulletin MW#155 for additional information

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**Painting**

Painting the finishes are not normally necessary but it can be done using a high quality 100% pure acrylic paint. Do not use an oil or solvent-based product over Master Wall® products.

Master Wall® does make *DuraCote, Elasto-flex, Roller-flex, and SuperiorCote HP* coatings that are a warranted by us along with the system as a single-source. Owners can also use compatible 100% pure acrylic paints. Owners of stucco may wish to use an elastomeric paint, which bridges minor cracking.

The use of another manufacturer's compatible paint product will not affect the Master Wall® warranty, however, non-Master Wall® coatings would be warranted by the respective manufacturer, not Master Wall Inc.®

**Compatible Paint Coating Products**

<b><u>Master Wall Inc.®</u></b>	DuraCote, flat/semi-gloss premium coating Elasto-flex, flat elastomeric coating Roller-flex, flat coating SuperiorCote HP, premium flat hydrophobic coating
<b><u>Glidden Company</u></b>	Glidden® Stucco & Masonry Paint
<b><u>Pittsburgh Paints</u></b>	SUN-PROOF® Latex Exterior House and Trim Flat Perma-Crete® Elastomeric Coating
<b><u>Porter Paints</u></b>	ACRI-PRO 100® Flat Exterior Acrylic Perma-Crete® Elastomeric Coating
<b><u>Sherwin Williams</u></b>	A-100® Exterior Flat Latex ConFlex XL™

As always, follow good painting practices and manufacturer's instructions. Finish corner to corner and back roll for best results. Due to the texture of the finish, two coats of paint are normally required.

## Bi-Annual Inspection Checklist

Date: \_\_\_\_\_

### **Wall Cladding**

Wall Cladding Type: \_\_\_\_\_  
Punctures, cracks, breaks, wrinkles, or blisters?  
Mold and/or Mildew?  
Soiled, needs cleaning?

### **Sealants**

Cracking within sealant?  
Sealant Separated from Cladding?  
Sealant separated from other surface?  
Blisters within sealant?  
Properly installed?

### **Windows and Doors**

Windows/Doors are leaking?  
Weep holes are functioning properly?  
Sealant at jamb and sill intersection functioning properly?  
Mold and/or mildew on windows?

### **Roofs, Flashing and Sheet Metal**

Are sheet metal and flashings directing water to the exterior of the wall cladding?  
Roof diverter flashing installed as needed?  
Parapets damaged or leaking?  
Chimney crick installed as required?  
Roof and flashing free of debris?  
Gutters clean?

### **Penetrations**

Penetrations properly sealed?  
Penetrations properly functioning  
(if applicable)?

### **Other Considerations**

Sprinklers directed away from the building?  
Grade slopes away from building?  
Clearance between siding and grade?

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