

# ***EIFS Maintenance Guide***

## **General Guide for Maintenance of Durex EIF Systems**

---

**General** Regular yearly inspections and cleanings are a must of any cladding system. Despite their high resistance to dirt pickup, Durex EIFS are not any different. Inspecting, cleaning and maintaining your EIFS cladding on a regular basis will help retain its original appearance.

**Inspections** **Flashing & Sealants** - EIFS systems, like other wall claddings, rely on flashing and sealants to prevent moisture entry behind the face of the cladding. Every year, you should inspect the caulking around your windows, doors exterior outlet boxes and wherever a deck or balcony meets a finished wall system. If the sealant appears to be in good condition, check it again in one year.

It is good practice to periodically check at these key locations:

- Window and door perimeters.
- Expansion joints
- Abutments to dissimilar materials.
- Penetrations, such as around fixtures, hose bibs, outlets, scuppers, etc.
- Terminations at top and bottom of wall
- Sidewall and roof line intersections

Repairs to sealant joints may require their removal and replacement. If this results in the damage of the system base coat, new base coat materials must be used in repair of the damaged area. Base coats require a minimum drying time of three days, or longer if necessary, depending on climatic conditions, before sealant is applied to them.

The sealant manufacturer should also be consulted to ensure the compatibility of the sealants to the surfaces to which they will be applied. Special surface preparation or primers may be necessary. If the procedures involved are beyond the scope of simply removing and replacing existing sealants it is the best option to contact Durabond Technical Support.

**EIFS Coatings & Lamina** - It is important to occasionally visually inspect the integrity of the EIFS cladding and the components related to the EIFS System. Durex recommends completing an inspection of the building envelope at least once a year. Detecting and remedying problems early will prevent small impairments from becoming larger complications.

The following inspection items is a list of things to look for during an inspection:

- cracked/dried-out sealant
- cracks in the finish coat and/or lamina
- flaking or loose finish punctures or dents in the cladding (impact damage)
- visible water damage
- damaged, loose, missing sealant or flashing
- structural deterioration

Whenever possible, repair work should be addressed to the original EIFS contractor or to a Durex approved EIFS installer. Retaining accurate records of the colors and textures used on the project is helpful in the event that repair materials are required. Contact your local Durex representative or distributor for further information regarding larger repairs and the proper materials required to complete them.

**Cleaning** Regular, yearly inspections and cleanings are a must of any cladding system. Despite their high resistance to dirt pickup, Durex EIFS are not any different.

Durex Architectural Coatings are durable strong materials manufactured to give attractive appearance and long service. The desired color of the finish is manufactured into the product and does not require painting for many years. Durabond recommends that you inspect the finish and clean the surface of your wall thoroughly at least every five years.

Cleaning your EIFS cladding on a regular basis will help retain its original appearance. It is also necessary before recoating your EIFS to ensure maximum adhesion of the coating applied overtop.

The following procedures are suggested to treat Durabond finishes in case of accidental or environmental soiling or minor damage.

**Surface Washing**

A "washdown" of the soiled EIFS surface can be done using a garden hose to remove light accumulations of dirt and grime. A portable power washer (Maximum 700 psi) may also be used provided the wand is a minimum of 2.4m (8' ft.) from the substrate and the water temperature is less than 49°C (120°F). Wash the building from the top of the wall to the bottom. Particular attention must be paid to the water pressure and the distance at which it is being sprayed from. Over time, repeated high-pressure washing may be harmful to the surface integrity of the Durex finish.

**General Soiling**

Option 1 – Gently scrub the affected area with a solution of strong commercial detergent and warm water.

Option 2 – Pressure wash at a maximum pressure setting of 1000 psi. nozzle of the pressure washer wand should be held no closer than one foot from the surface of the Durabond finish. Do not concentrate the nozzle in one area as this may result in damage.

Option 3 – Mix 1/4 cup of Trisodium Phosphate (TSP) to 1 gallon of warm water. Gently scrub the affected area. Rinse thoroughly. Caution: TSP can become a nutrient source for algae growth.

**General Cleaners** - For other cleaning products available for use on EIFS visit [www.wind-lock.com](http://www.wind-lock.com) or [www.demandproducts.com](http://www.demandproducts.com). It is solely up to you, the customer, to contact these companies listed that offer cleaning products and procure the necessary information that includes product pricing, directions, material safety data sheets, and other special considerations.

It is recommended that you select a small inconspicuous area to test the chemicals first. This will help to determine a satisfactory cleaning before applying to the entire wall.

**Rust Stains**

Rust stains on Durex Architectural Coatings can come from iron or steel construction components adjacent to the installation. To effectively address the staining, its source should be removed or treated to prevent its reoccurrence.

To clean the Durex Architectural Coatings affected by rust stains, use a commercially-available metal oxide remover.

**Mildew, Fungus & Algae**

Stains and mildew are often an indication that water has been draining down the wall surface from overlapping joints in flashings, edges of window ledges, etc. Some trial and error may be required to find the best way to remove a particular stain. Always test an inconspicuous area of the wall to first ensure desired results.

Detergents or paint cleaners such as TSP (trisodium phosphate) available in hardware and paint stores and applied with a soft-bristled brush or sponge are often effective. Do not scrub hard. Using a hard-bristled or wire brush and a hard-scrubbing action may damage the finish. Diluted household bleach is good when mildew or algae are involved. When using TSP or bleach, use rubber gloves and protective goggles. Rinse the test area and allow to dry. A portable power washer unit at pressures less than 700-psi (and minimum eight (8) feet away) is helpful with stubborn stains.

For removal of stains caused by pollution or other sources, use the following solutions:

- 3 oz. Trisodium Phosphate (TSP)
- 1 oz. Detergent (ie: Tide)
- 1 qt. 5% Sodium Hyperchlorite (ie: Chlorox)
- 3 qt. Potable Water

Scrub with a medium soft brush until surface is clean, rinse thoroughly with fresh potable water.

**Graffiti**

Commercially available graffiti cleaners may have adverse effects on Durex Architectural Coatings and they should be tested in small inconspicuous areas before use. Light scrubbing with a cleaning solution may work otherwise the surface may need to be repainted. Contact your local Durex representative or distributor for further information on possible use of Durex Ant-Graffiti Coatings.

**Efflorescence**

Efflorescence is defined as a crystalline deposit of soluble salts, usually white in color that appears on the surface of concrete, masonry, or stucco. To remove, begin by testing a small area in an inconspicuous location and allow the tested area to dry. Then evaluate the results before proceeding. To remove efflorescence, the wall is first dampened with water followed by an application of a dilute solution of 1 part muriatic acid, and 10 parts water. A commercial efflorescence remover may be used in place of the muriatic acid. Follow the manufacturer recommendations.

Take all necessary precautions for personal safety, and to prevent damage to the surroundings. Make sure you apply the solution while the wall is still wet. A soft nylon brush can aid in removal of the efflorescence, but may increase removal of color from the finish. Several applications may be necessary. Rinse thoroughly between applications. This method may damage the finish or the color requiring you then to re-apply the finish. Satisfactory texture appearance of new finish may require re-base coating with a full synthetic base coat. The need to apply base coat will need to be evaluated at the project.

**Sealants Replacement**

The following procedures should be used as a guideline when replacing existing sealant. Always use one-part, low-modulus silicone sealants or an alternative approved by Durabond.

- Using a sharp knife, cut away the old sealant on either side of the joint. Cut as closely as possible to the EIFS being careful not to damage or penetrate the EIFS materials.
- Remove the old sealant and backer rod from inside of the joint.
- Grind/Scrape away any remaining sealant and/or finish coat from inside the joint using a hand-held sanding tool. New sealant must adhere to the basecoat or primed basecoat. Be careful not to damage the EIFS reinforcing mesh or basecoat materials. Ensure not to damage the adjacent finish coat on the face of the wall.
- Brush/Blow away any loose particles from inside of the joint where new sealant is to be installed.
- Inspect the joint to ensure no damage occurred during removal of the old sealant. If damage is found, apply a thin coat of Durex basecoat over the damaged area. Allow to dry under protected conditions. Sand down any rough transitions and brush/blow away any loose particles.
- Mask the surface of the EIFS to protect the adjacent finish coat. Prime the joint surface with sealant manufacturer's primer and allow to dry.
- Install new backer rod at the appropriate depth.
- Apply approved sealant and tool accordingly to ensure positive contact with the basecoat on either side of the joint. Protect sealant from damage until dry.

**Recoating EIFS**

Durex Architectural Coatings generally remain attractive for many years of service. However, if desired, Durex Architectural Coatings can be recoated with Durex Roller applied coatings, inclusive of Dur-X-Cel 100, EMC or Acrotel EC-A (Elastomeric Coating). It is important to note that the new coating will alter the texture and sheen of the original finish. Dur-X-Cel 100 is designed not to alter the texture. This is an especially important point to consider if the coating will cover existing fine textured finishes. In matching the color of an existing Durex Architectural Coating finish, it is recommended that a physical sample be used because existing aged finishes may have changed slightly from the original color.

The existing finish should be clean and dry before applying any new coating. It is possible to apply the new coating with a brush, roller, or suitable spray equipment (follow the product data sheet for application). Generally, coatings exhibit good surface coverage in single applications over existing finishes. However, depending on the texture and/or color of the existing finish, it may be necessary to apply two coats.

For single applications using a roller, apply the coating in vertical strokes, overlapping each stroke by half a roller width. For two coats, apply the first coat in horizontal passes and allow to dry. The second coat should be applied at a right angle to the first coat in a similar fashion to a single application.

The following procedure should be followed when recoating Durex Architectural Coatings:  
Thoroughly clean the existing surface to remove dirt or other surface contaminants. Refer to the "Cleaning" section of this document. Rinse with clean water and allow to dry.

#### **Repairing & Restoring**

**Repairs** - Any occurrence of damage, such as dents, punctures, holes, etc., are best repaired by an applicator with experience in the use of Durabond Materials. In some cases, finish, base coat, reinforcing mesh, and even insulation board may have to be removed and replaced.

**Resurfacing** - Resurfacing an EIFS finish coat involves application of a new acrylic finish over the existing one. This will create the appearance of an entirely new facade. Before the new finish material is trowelled, a skim-coat of Durex basecoat must be applied over the old finish. This will remove the roughness of the old finish and ensure the new material can be trowelled and floated properly.

The following procedure should be followed when resurfacing Durex EIFS:

- Thoroughly clean the existing surface to remove dirt or other surface contaminants. Refer to the "Cleaning EIFS" section of this document. Rinse with clean water and allow to dry.
- Apply a skim-coat of Durex basecoat overtop of the existing finish and trowel smooth. Durex Reinforcing Mesh may be embedded into the basecoat to act as a leveling guide but is not normally required unless the effect is to repair deficiencies in the lamina. Reinforcing mesh may also be used to increase the impact resistance of the EIFS cladding. Allow basecoat to dry (24 hours is usually required).
- If required, apply Durex Primer (colored to match the finish) overtop of the basecoat and allow to dry.
- Using a stainless-steel trowel, apply Durex finish trowel to the thickness of the largest aggregate stone in the finish material. Use a plastic float in a circular or figure-8 motion to achieve the desired final texture.

Given the circumstances and the variety of damage and / or recoating requirements that can be encountered, the best option is to contact the Durabond Technical Services for specific information on repairs / recoating of this nature.

#### **Technical Service**

Technical support is available upon request at [info@durabond.com](mailto:info@durabond.com). Data sheets are subject to change without notice. Please visit our website at [www.durabond.com](http://www.durabond.com) for the most current information, or call toll free at 1-877-DURABOND (387-2266).

# **DURabond**

**HEAD OFFICE**  
55 Underwriters Road  
Scarborough, ON M1R 3B4  
T 416.759.4474 F 416.759.4470

**MISSISSAUGA**  
6178 Netherhart Road  
Mississauga, ON L5T 1B7  
T 905.565.9283 F 905.565.9365

**EDMONTON**  
14345 120<sup>th</sup> Avenue  
Edmonton, AB T5L 2R8  
T 780.451.6364 F 780.453.9056

[INFO@DURABOND.COM](mailto:INFO@DURABOND.COM)

[WWW.DURABOND.COM](http://WWW.DURABOND.COM)

1.877.DURABOND (387.2266)