

Durex[®] ECTOFLEX General Maintenance Guide

General	Despite the built-in durability of Durex [®] Ectoflex waterproof coating system and its inherent resistance to dirt pickup, regular maintenance and routine cleaning may be required to avoid the abrasive effects of debris, soil, and other adverse elements to ensure performance retention and prolong service life.
Inspections	<p>It is important to conduct occasional visual inspections of the Durex[®] Ectoflex waterproof coating system. A minimum one inspection per year of the coated surface area is recommended. Problem detection and simple remedial initiatives at an early stage are sufficient to avoid in any potential future complications.</p> <p>The following inspection points needs to be addressed in an inspection schedule:</p> <ul style="list-style-type: none">▪ major cracks▪ flaking or loose finish punctures or dents in the coating (impact damage)▪ damaged, loose, missing product▪ structural deterioration
Cleaning	<p>Regular, yearly cleaning of Durex[®] Ectoflex waterproof coated area is strongly recommended to avoid the abrasive effects of deleterious materials on the coated surfaces. For surface areas that need to retain its original designed appearances and aesthetics, a thorough wash needs to be conducted at least once in five years.</p> <p>The following procedures are suggested for cleaning Durex[®] Ectoflex coated surface areas finishes in case of accidental, environmental soiling or minor damage.</p>
Surface Washing	A portable power washer Maximum 4.83 MPa (700 Psi) may be used provided the use of a wand is a minimum of 2.4 m (8' ft.) from the substrate and the water temperature is less than 49°C (120°F). Wash the coating 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	<p>Option 1 – Gently scrub the affected area with a solution of strong commercial detergent and warm water.</p> <p>Option 2 – Pressure wash at a maximum pressure setting of 4.83 MPa (700 Psi) nozzle of the pressure washer wand should be held no closer than one foot from the surface of the waterproofing coating. Do not concentrate the nozzle in one area as this may result in damage.</p> <p>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.</p> <p>General Cleaning Products. For other available commercial cleaning products, the user needs to be familiar with the characteristics of the used product and its potential impact on the coated. Users of such products are recommended to apply the product on a small inconspicuous area to test any potential chemical reaction and/or potential staining or damage to the applied coated area.</p>
Rust Stains	<p>Rust stains on Durex Ectoflex 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.</p> <p>To clean the coating affected by rust stains, use a commercially-available metal oxide stains remover.</p>

**Mildew,
Fungus &
Algae**

Multi-purpose cleaners and/or diluted household bleach is good when mildew, algae or stains caused by pollution are involved. 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. Scrub with a medium soft brush until surface is clean, then rinse thoroughly with clean potable water. Do not scrub hard. Using a hand-bristled or wire brush and a hard-scrubbing action may damage the finish. Rinse the test area and allow it to dry. When using TSP or bleach, use rubber gloves and protective goggles. A portable power washer unit at pressures less than 700 psi (and a minimum 2 m (8') could be used on stubborn stains.

Graffiti

Commercially available graffiti cleaners may have adverse effects on Durex® Ectoflex 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 painted or recoated. 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. To remove efflorescence from the affected areas, 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 with water between applications. Efflorescence cleaning 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.

**Repairing &
Restoring**

Repairs - Any occurrence of damage, such as dents, punctures, holes, etc., are best repaired by an applicator with experience in the use and application of epoxy and urethane protective coatings. In some cases, the coating itself along with reinforcing mesh may have to be removed and replaced.

Resurfacing - Resurfacing Durex® Ectoflex involves application of a new layer of coating over the existing one. This will increase the thickness of the barrier and enhance the effectiveness of the coating.

The following procedure should be followed when resurfacing Durex® Ectoflex:

Thoroughly clean the existing surface to remove all dirt and/or other surface contaminants. Refer to the "Cleaning" section of this document. Rinse with clean water and allow to dry.

Apply a coat of Durex® Ectoflex overtop of the existing coating and finish smooth. Durex® Reinforcing Mesh may be embedded into the coating to act as a crack bridging reinforcement but is not normally required unless the intent is to repair crack deficiencies in the substrate. Reinforcing mesh may also be used to repair localized cracks.

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's application data sheet). Generally, coatings exhibit good surface coverage in a single application over existing finishes. However, depending on the texture and/or colour of the existing finish, it may be necessary to apply two coats.

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

**Technical
Service**

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

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