

Maintenance, Cleaning and Repair Guidelines for Senergy® Wall Systems and Finish

TECHNICAL BULLETIN
1017594

General Senergy Wall System Maintenance

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

To remove environmental contaminants, the Senergy Wall System can be cleaned with a mild detergent solution (see below) and rinsed with clean, potable water. If the Senergy 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 Senergy applicator if repairs are necessary. Provide temporary protection from water penetration until permanent repairs are complete. If a color change is desired, Wall Systems manufactures exterior coatings (ASAP and COLOR COAT) specifically designed for this purpose. Contact an approved Senergy applicator if a color change is desired.

Other building items and components which may affect the integrity of the Senergy 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 Senergy Finish

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

General, light cleaning:

To remove ordinary dirt and environmental contaminants, Senergy 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 Senergy 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 Senergy 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.

Maintenance, Cleaning and Repair Guidelines for Senergy® Wall Systems and Finish

Efflorescence:

Efflorescence is a crystalline and typically white deposit that may appear on the Senergy 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 Senergy Finish. Test in an inconspicuous area to assess the strength of the solution and ensure no deleterious effects to the Senergy 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 Senerflex Wall Systems

See current Senergy specifications, details and technical bulletins for complete information. All repairs should be completed by an approved Senergy applicator. Contact the Technical Services Department for information concerning procedures for repair for other Senergy 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 Senergy Lamina (Finish, Reinforcing Mesh and Base Coat).
3. Remove the damaged EPS insulation board down to the sheathing. Repair or replace and damaged sheathing. Ensure 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.

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.

9. Apply the mixed Base Coat to the repair and then place the pre-cut Reinforcing Mesh into the wet Base Coat.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

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

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 textured finish of less than 1/32-inch can be bridged with Senergy 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.

Maintenance, Cleaning and Repair Guidelines for Senergy® Wall Systems and Finish

Note

BASF Wall Systems is an operating unit of BASF Corporation (herein referred to as "BASF Wall Systems")

Residential Policy

On one and two-family residential framed construction, BASF Wall Systems requires that the wall system selected be one that includes provisions for water drainage. The choices include Senturion® line of water drainage EIFS, commercial Senerflex® Channeled Adhesive or Channeled Insulation Design, Senergy Stucco Wall System, and Senergy Cement-Board Stucco™ Systems. There are no exceptions to this policy. Under no circumstances will BASF Wall Systems warrant the use of any other system on this type of construction without expressed written authorization from BASF Wall Systems [Residential construction using EIFS on masonry (CMU) or poured concrete does not require the additional water drainage provisions described above. Senergy Exterior Surfacing Systems for insulating concrete forms are also acceptable.] See the Senergy Residential Policy Bulletin for a more detailed discussion of this topic. Consult BASF Wall Systems Technical Services Department for specific recommendations concerning all other applications. Consult the Senergy website, www.senergy.basf.com for additional information about products and systems and for updated literature.

Disclaimer

This information and all further technical advice are based on BASF Wall Systems' present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights. In particular, BASF Wall Systems disclaims any and all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY. BASF WALL SYSTEMS SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF Wall Systems reserves the right to make any changes according to technological progress or further developments. It is the customer's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the customer to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

BASF Wall Systems

3550 St. Johns Bluff Road South
Jacksonville, FL 32224-2614
Phone 800 • 221 • 9255
Fax 904 • 996 • 6300
www.senergy.basf.com