

AkroFlex EIFS Maintenance Guide

PRODUCTS INTERNATIONAL

The following are general guidelines for the cleaning, refinishing, and repair of Omega Product's AkroFlex EIF Systems.

Cleaning

Properly cleaning the AkroFlex Finishes is important to ensuring a long-lasting, beautiful finish. The specific manufacturer's instructions for all cleaning products should be followed. Always test a small, inconspicuous area before proceeding.

Mildew or Algae. AkroFlex Finishes that become soiled with mildew or algae may be cleaned with the following cleaning solution:

- 1 gallon warm water
- 1 quart household bleach
- 1 cup trisodium phosphate (TSP)

Apply the solution to the entire area to be cleaned and lightly agitate with a soft bristle brush (a hard bristle brush will damage the finish). Rinse thoroughly with warm water.

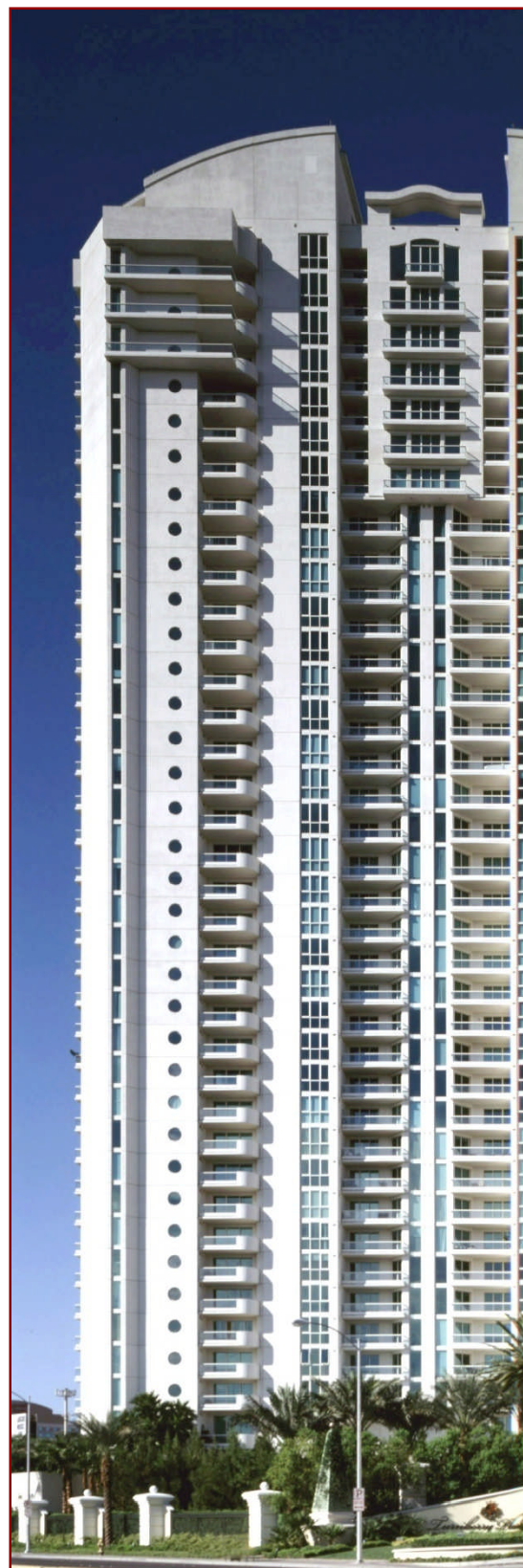
Dirt. AkroFlex Finishes that have become soiled may be cleaned with the following:

- Omega Product's Stucco Cleaner. It is designed to dissolve dirt and typical stains from stucco walls and similar products. It is a concentrated, water-based detergent that will penetrate the surface to help remove stains without damaging the finish. Please refer to the Stucco Cleaner data sheet for additional information.
- General Purpose Cleaner by Windlock Corporation. It is recommended that an inconspicuous trial area be cleaned beginning with a concentration of one (1) part General Purpose Cleaner to twenty (20) parts water. The concentration may be increased until dirt is removed. It is recommended that the concentration not exceed one (1) part General Purpose Cleaner to six (6) parts water. Agitate gently with a soft bristle brush and rinse with clean water. Before applying the solution, pre-wet the area to be cleaned with water. Care must be taken when applying, agitating and rinsing to avoid damaging the finish. Follow manufacturer's instructions.
- EIFS Clean 'N Prep by Prosoco Inc. See www.prosoco.com for additional information.
- An equivalent, mild non-abrasive cleaner may be substituted.

Efflorescence. The following products may be used to remove efflorescence that may occur on the finishes:

- Calcium, Lime, and Rust Remover (CLR) by Jelmar. Typically, available at local hardware stores. See manufacturer's website at www.jelmar.com for additional information.
- Efflorescence Remover by Demand Products. See www.demandproducts.com for additional information.
- Efflorescence Remover by Glaze 'N Seal. See www.glaze-n-seal.com for additional information.
- Vinegar and water mixture. Typically used for only mild efflorescence.
- Mild acid solution. Dilute muriatic or sulfuric acid with water to make a mild acid solution.

Rust Stains. Rust stains may be removed by using Rust-Away Metal Oxide Remover. It is recommended that the Rust-Away stain remover be used in the concentrated form without dilution. The area to be cleaned should be moistened. Use gentle application and rinsing techniques. Multiple applications may be necessary to remove deep-seated rust stains. To avoid damaging the finish, DO NOT agitate.



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Asphalt or Tar Stains. Omega Products knows of no product that will remove this type of stain. Solvents normally used to clean this type of stain will usually attack the finish and/or dissolve the insulation board. It is recommended to scrape the stain off and refinish as described in the refinishing procedures.

WARNING:

Do not use solvent-based cleaners.
Do not use steam or high temperature cleaning methods.
Do not use high-pressure washer or sand blaster.
Do not use excessive scrubbing, stiff bristle brushes, or wire brushes.

Refinishing

If the AkroFlex EIF System needs to be refinished, follow these procedures:

1. Be sure that the area to be recoated is thoroughly clean and dry. Follow cleaning procedures as outlined in the preceding section.
2. (Optional) Significant changes in color may require AkroFlex Base Primer be used before applying the finish. If needed, apply per the AkroFlex Base Primer product data sheet and allow to dry completely before applying finish.
3. Apply the new finish coat per the AkroFlex product data sheet. Two coats of finish maybe required If the new finishes' texture is significantly different than the old texture. If two coats are needed, trowel on the first coat tightly to ensure that the surface is smooth and allow to dry completely (usually 24 hours under normal conditions) before applying the second coat.

Color may also be changed by painting the existing finish.

1. Be sure that the area to be recoated is thoroughly clean. Follow cleaning procedures as outlined in the preceding section.
2. Spray, brush, or roll acrylic-based paint or coating. Refer to manufacture's requirement for additional application instructions.

NOTE: Once the product has cured, make sure that the finish does not remain in contact with continuous moisture such as irrigation systems, water run-off, and snow-packs. Failure to follow manufacturers written specifications could result in the following, but not limited to spalling, cracking, peeling, chipping, delamination, discoloration, wash off, and overall system failure.

Further assistance may be obtained by contacting the Omega Products International, Inc

Repair Procedures

Following produce should be followed to repairing a damaged area of an Omega AkroFlex EIF System:

1. Using a sharp utility knife, cut through and remove the lamina exposing a uniform area of insulation board slightly larger than the damaged area. Use a disk grinder or belt sander to expose the edge of the reinforced AkroFlex basecoat, approximately 3" (76 mm). Use an aluminum oxide disk or belt, 36 grit.
2. Cut out all of the remaining insulation board carefully. Clean the substrate of any adhesive. If working over gypsum sheathing take particular care to minimize damage to the sheathing.
3. Cut a piece of EPS insulation board to fit tightly into the damaged area. Sand the edges for a precise fit.
4. Apply Omega AkroFlex adhesive to the back of the insulation board using a notched trowel or the dab method per the Omega product data sheet. DO NOT apply the adhesive to the edges.
5. Install the insulation board to the substrate. Make sure the new insulation board is flush with the existing board.
6. Precisely mask the surrounding area using masking tape. Cut the reinforcing mesh to cover the area of the patch, lapping onto the original reinforced base coat a minimum of 2 ½ inches.
7. Apply Omega AkroFlex basecoat per the product data sheet to the face of the installed piece of insulation board, taking particular care to keep the basecoat off of the surrounding finish edge. Embed the reinforcing mesh.
8. Using a small, damp brush smooth the edge of the basecoat. The reinforcing mesh must be fully embedded with no mesh pattern showing. Wait a minimum of 24 hours to allow the basecoat to cure.
9. If necessary re-mask the surrounding finish with masking tape.
10. Apply the new AkroFlex finish to the patch area and texture to match the existing finish.
11. Allow the finish to dry for a short period of time. Drying time depends on weather conditions. Remove the masking tape.
12. Feather the edges to blend inconspicuously with the surrounding AkroFlex finish. Use a small brush or a nail to blend the edges with the surrounding texture. After the patch has dried there may be a color variation between the patch and the surrounding area. This should become less noticeable as environmental conditions will tend to blend the areas together.

Note: Ideally, material should be retained from the original job lots. If not, be sure to order the same color and finish used originally.

Further assistance may be obtained by contacting the Omega Products International, Inc. Technical Committee.

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Technical Assistance

Technical assistance and information is available by calling Omega Products International, Inc. at (800)600-6634 or FAX (951)520-2594 or by e-mail at "info@omega-products.com".

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