



OWNERS MAINTENANCE MANUAL

Render Finishes

MAINTENANCE GUIDE

Please use this maintenance/cleaning programme provided to protect the Licata Render finishes. The technology incorporated in Licata render finishes provide durable coatings and ensure ease of cleaning if necessary. Outlined below are guideline maintenance procedures that may be required:

REMOVING DIRT & AIRBORNE POLLUTION

Light dirt or pollution can be removed by spraying a concentrated stream of water on affected areas. For heavier build up, first wet the area to be cleaned. Then, using 4.5 litres of warm water mixed with 0.3 litres of household washing liquid, lightly scrub with a soft-bristle brush. Rinse with water.

CAUTION: If power washing, **keep pressure under 600psi** and use cold, unheated water. Hold sprayer with a fan-tip nozzle at 45° angle from the wall and keep spray tip at least 2 feet from the surface. Do not spray the wall directly. Also do not use abrasive hard-bristle brushes.

REMOVING MILDEW & ALGAE

A mild soapy solution may be all you need; however, you may need to step up the attack for heavier growth. First, protect all adjacent plants and materials with clean cover sheets. After spraying the affected area with water, scrub with a soft bristle brush using a solution of 4.5 litres warm water, 1 litre of bleach and 0.3 litres of household washing liquid. Rinse with water. There are other proprietary cleaning systems on the market such as Wind-Lock's Miracle Mildew Remover, which can deal with stubborn algae or dirt pickup.

RUST STAINS

Rust stains on Render finishes can come from iron or steel construction components e.g. cast-iron gutters, adjacent to the installation or when placed against the finish (always use stainless steel or non-corrosive fixings as even treated screws and fixings will cause staining to the finish). To effectively address the staining, its source should be removed or treated to prevent its re-occurrence. To clean the Licata finish affected by rust stains, use a commercially available metal oxide remover. This type of staining may not be easily removed.

STAINS FROM WOOD

Tannin or other staining fluids from redwood, cedar, or treated timber can be very difficult to remove once they have set on render finishes for an extended period of time. If possible, these stains should be removed immediately by one of the cleaning methods listed above. If the stain does not respond to cleaning, the affected area may have to be sealed and re-coated. Please contact the Licata Technical Dept for options in this regard.

TAR & ASPHALT MATERIALS

This type of staining is very similar to stains produced from woods; tar-like materials can be very difficult to remove. If the Licata Render finish is fully dry and the affected area small, please take quick action. Remove any excess residue, taking care not to enlarge the stain. Cold water and/or ice may be helpful in containing the affected area. Commercial cleaners are available that may be effective in removing the remaining stain. Again, please contact the Licata Technical Dept for more information. In the event that the stain cannot be removed, it may be necessary to carry out overcoating remedial action.

PATCHING & REPAIRING

Sometimes due to unforeseen circumstances damage, such as dents, punctures, holes, etc., can occur. If this should ever happen it is always best to seek advice from either the original applicator or a Licata approved applicator. In some cases, finish, base coat, reinforcing mesh, and even insulation board may have to be removed and replaced.

RECOATING

If the building owner would like to change the colour of the finish or perhaps freshen up the existing finish then over-coating of the finish may be considered. We would not recommend the use of a standard masonry paint to refresh Licata finished coats as it could affect the vapour permeability (breathability) of the overall system, thus trapping moisture within the building. After thoroughly cleaning the surface to remove dirt and mildew, over-coating with Licata Silicone paint coatings formulated with the latest technology.

CONTACT

For further information or technical assistance, please contact our team:

email: info@licataltd.co.uk

tel: 020 8894 3372



Head Office - London

Unit 6, Hampton Business Park
Bolney Way, Twickenham
TW13 6DB
T: 020 8894 3372

North London

Unit 5, Brunswick Industrial Park
New Southgate, London
N11 1JL
T: 020 3987 0200

Kent

Unit 4, Schooner Park
Schooner Court, Dartford
DA2 6NW
T: 01322 927 600

Birmingham

Unit 17 Frankley Industrial Estate
Frogmill Rd, Rubery
Birmingham
B45 0LD
T: 0121 667 2412

Manchester

Unit 6C Stanley Green Trading Estate
Cheadle Hulme
SK8 6RB
T: 0161 949 0035

Essex

Shades House
Hodgson Way, Wickford
SS11 8YD