

PAREXUSA

Masonry Veneer Systems (MVS)

SYSTEM MAINTENANCE



PAREX USA MVS SYSTEM MAINTENANCE

The following are some recommendations for maintenance for the Parex USA Masonry Veneer System (MVS).

NOTICE

Parex USA, Inc., reserves the right to replace or change this information at any time.

Parex USA, Inc., shall not be liable for any consequential or other damages resulting from or in connection with the application of these repair procedures, cleaning procedures, or cleaning materials. No warranty, express or implied, is made of the effectiveness of the methods or cleaning materials herein described, and no waiver is made by Parex USA, Inc., of the limitations set forth in its warranty.

These suggested procedures are supplied solely for the convenience of the purchaser of Parex USA materials.

NOTE: Contact the manufacture of the Veneer for details or specifics on their product. All suggestion in this guide should be tested in an inconspicuous area to determine if desired results are obtained.

CLEANING

All buildings need to be cleaned and inspected for damage, Parex USA recommends that you inspect the cladding and sealants twice a year and clean the surface of your wall thoroughly at least every five years. The following procedures are suggestions to treat Parex USA MVS systems in case of accidental or environmental soiling or minor damage.

General Information:

- ♦ Always minimize contact of cleaning agents with the skin, avoid breathing their fumes or vapors, wear goggles, and carefully follow instructions by the cleaning agent manufacturer.
- ♦ Test cleaning should be done on a small inconspicuous area to ensure that no detrimental effect will occur.
- ♦ Follow the manufacturers recommendations for pre-wetting of the wall before applying the cleaning solution.
- ♦ For best results, cleaning should be done when the temperatures are above 50°F.
- ♦ If a liquid staining substance has not yet dried, efforts to remove it should commence immediately, before it can dry. Begin all cleaning by liberally flooding surfaces to be cleaned with clear, running water, and end all cleaning by thoroughly rinsing with clear running water.
- ♦ Refer to your stone or brick manufacture for cleaning and maintenance recommendations.

For Stone

As a general recommendation for cleaning stone: For the removal of dirt, dust and other similar matter, gently scrub the surface with a dry soft bristle brush. If a dry brush is insufficient, you may use a solution of liquid dish detergent and water. Ensure the detergent is bleach free and free of other harsh chemicals. Rinse the area cleaned well with water. Do not use wire brushes, acid based cleaners, power washers, bleach, or other harsh type cleaners. Refer to the stone manufacturer for specific requirements and limitations for cleaning and maintenance.

For Thin Brick

As a general recommendation for cleaning brick: Use a neutral pH or alkaline cleaner. A pressure washer may be used. Take caution with higher pressure settings and do not concentrate spray in order to not damage brick or mortar. Do not wash brick in direct sunlight or brick that has a temperature 20F over the current outside temperature. Do not clean wall if temperatures are expected to reach or fall below freezing. Refer to the brick manufacturer for specific requirements and limitations for cleaning and maintenance.

Graffiti

Utilize soda blasting in lieu of sand blasting in order to protect the brick surface and mortar joints. Follow recommendations as set forth by equipment manufacturer.

Efflorescence

Utilize a solution of 1 part white distilled vinegar to 6 parts water. Using a soft bristle brush, scrub the solution on the area to be treated. When finish rinse well with water.

FLASHING & SEALANTS

The first notice of water entry into the building should indicate a problem and it should be repaired as soon as possible. MVS Systems, like other wall claddings, rely on flashing and sealants to prevent moisture entry behind the face of the cladding. For this reason it is good practice to periodically check the installation 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. It should be kept in mind that base coats requires a minimum drying time of three days, or longer if necessary depending on 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 Parex USA Technical Support.

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