

ecolap

Maintenance Guide



Leisure Buildings

The exterior timber of your building has been protected before leaving the factory with Vacsol Aqua, an industrially applied biodegradable wood preservative followed by a controlled, factory applied 3 part opaque paint system. In most circumstances these paint systems will have a maintenance free life up to 7 years. However, in exposed and coastal locations and on open elevations, the effects of wind, rain and strong sunlight can cause more rapid degradation of the protective film.

For this reason we recommend that you inspect the cladding annually and repair any area of breakdown. Early maintenance, sooner rather than later, will ensure that the timber is always fully protected and greatly extend the life and appearance of the timber cladding.

The Vacsol Aqua preservative treatment we use gives the timber itself a desired service life of 30 years against the threat of wood decay and insect attack providing that the paint covering is continuously maintained.

Cladding Coating - Care and Protection by user

With proper care and attention, EcoLap Claddings coatings will have an extended life between redecoration cycles. For best performance, the following should be observed:

At least once per year:

- All coatings should be washed with

mild detergent and water to remove any surface pollution.

- Weather seals and guttering should be cleaned in accordance with the manufacturer's instructions to remove leaves, dust or grime.
- Ventilators should be cleaned in accordance with the manufacturer's instructions to remove any dirt or grime.
- Minor areas of coating damage, shakes or open joints, should be locally repaired in line with the relevant recommendations.

Where damage has affected the full depth of the coating system, i.e a deep cut, gouge or a small split has opened, the full system requires repair:

- Abrade the damaged area with a fine grade abrasive paper to remove all unsound coating and feather out to leave a smooth surface.
- Clean down and wash the abraded area to remove dust and allow to thoroughly dry.
- Treat bare wood, where appropriate, with a surface preservative, such as Teknol Aqua 1410 and allow to dry.
- Seal where necessary with Teknoseal 4001 joint sealer applied by mastic gun. Wipe with a damp cloth or spatula to give a smooth finish and allow to dry.
- Prime with Anti Stain Aqua 2901 for opaque systems.
- Using a good quality, long haired, synthetic brush, designed for use with acrylic paints, apply a coat of Aquatop 2600 topcoat in the

appropriate shade.

- Allow to dry for four hours and then apply a second coat.
- Coat complete sections or elevations at the same time. The horizontal joints between the timber sections open and close with the natural movement of timber during the seasons, so take care to brush the coating as far as possible into these joints.

First maintenance and subsequent redecoration:

All areas to be recoated should be washed down with a mild detergent solution and rinsed with clean water to remove dust, insects and other contaminants, which can form a base for algae and fungi growth.

Where the coating system is intact but requires a cosmetic coat, the following procedure should be followed:

- Using a good quality, long haired, synthetic brush, designed for use with acrylic paints, apply one or two coats of Aquatop 2600 topcoat in the appropriate shade.
- Allow to dry for four hours between coats.
- James E Smith and our partners can arrange to have these works professionally completed at your request.

Resin Exudation

Resins are a naturally occurring component of timber and can be found in pockets within the wood or associated with knots. Resin exudation

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can occur in many circumstances and is often impossible to detect at the manufacturing stage.

Resin exudation most often occurs on south facing elevations and on darker colours, where the heat of the sun liquefies and mobilises the resins, drawing them to the joinery surface. With micro-porous coatings, such as ours, the resin often passes through the coating leaving it undamaged, but a sticky resin will be visible on the surface.

Where resin has exuded through the coating:

- The best remedial treatment is to allow it to weather until it dries and oxidises, forming a white crystalline powder. The dried resin can then be removed with a stiff nylon or natural bristle brush, and any remaining residues washed off with a cloth.

- Water based coatings with their relatively high degree of moisture vapour permeability often allow the passage of resin to the surface without damage to the coating. However over-vigorous scrubbing can damage the coating surface. Therefore careful crystal removal will mean re-coating is often unnecessary.
- Although it may be unsightly, it is better not to remove fresh sticky resin. In practice, this can be very difficult, and the presence of sticky resin indicates that the exudation is still continuing. The remedial work for resin exudation is often best left until the first maintenance period, by which time the resin has normally fully crystallised. After removal as described above, the overall application of one maintenance coat of finish restores the general appearance of the timber and maintains its protection.

Maintenance Coatings

We recommend the following maintenance products:

- Opaque Systems: Aquatop 2600 Opaque topcoat in the appropriate Shade/ RAL Number
Available in Satin finish, 3 and 18 litres
- Anti Stain Aqua Primer White, Cream or Grey
Available in Matt finish, 3 and 20 litres

Ancillary Products

- Teknoseal 4001 Joint Sealer - Clear finish, low sheen. Available in a 310 ml tube
- Teknoseal 4000 End Grain sealer - Clear finish. Available in 0.75 litre tins