



Cleaning and Maintenance Guide

To the New Home Owner:

Coating Technologies Ltd would like to congratulate you on your new home and hope it gives you many years of pleasure.

Cotec strives to make the very best paints possible using latest technologies and innovative ideas to ensure they are most suitable for the conditions they are used in.

Paint is one of the most important features of a home, not only providing colour and ambience but also long lasting protection and this is why your building company has chosen to finish you home in Cotec products. We hope you will find this maintenance guide useful and help you to keep your home looking its best many years.



Care and Maintenance

Exterior Stained Timber

Maintenance

Regular inspection and maintenance is necessary to ensure you get the best service life from the stain.

Annual washing with a non Chlorine type moss and mould killer and cleaning solution will maintain the surface free from contaminants and the harmful growth of moss and algae.

This may be applied at the recommended concentration and either left to weather off or washed off with high pressure water.

Stains in particular benefit from regular maintenance and should be inspected regularly and if showing signs of wear, should be cleaned and recoated. Stains are designed to penetrate the timber and not form a closed film on the surface. Because of this they are also subject to higher rates of erosion and will only last for a relatively short time before needing to be re stained.

Period

Stains generally need first maintenance as follows:

Cedar (dressed)	12 – 18 months
Cedar (rough sawn)	18 – 24 months
Pine (dressed and rough sawn)	18 – 36 months

Stained areas that are not subjected to significant weathering may last much longer and when any re staining is done just do the weathered areas rather than re coat the whole house. This avoids the high build-up of stain in these areas.

Painted Surfaces

- Development of paint has meant that we now get excellent exterior durability and testing of interior finishes for stain resistance and cleaning has shown dramatic improvements. However it is important to treat cleaning or painted surfaces with some degree of care.
- Paint can take up to 2 weeks to fully cure and tinted colours (particularly strong colours) will take even longer.
- For some time after paint has been applied, very dark colours may show a slightly shiny surface and even light colours will “cry” when water condenses on the surface and runs down. This is a normal occurrence caused by the surfactant used in the paint sitting on the surface. A gentle wash with a soft sponge and warm water will remove this and help extract any remaining surfactant from the surface. This effect will diminish over time.
- Interior surfaces should always only be cleaned with mild detergents or “non” abrasive cleaners and their use should follow the manufacturer’s instructions. Gloss finishes are easier to clean than flat and fat, oil or grease can be easily washed off with warm water and detergent. Marks from items banging against walls can be more difficult to remove as they are often caused by pigment transferring off the item into the paint. Light cleaning with a “non” abrasive cleaner can be successful but do not scrub or rub hard as this simply polishes the paint surface leaving a shiny patch.
- Exterior painted surfaces should be cleaned each year to remove moss, mould and dirt build up using a proprietary moss and mould remover and following the manufacturer’s instructions. At the latter end of the paints expected life there will be a degree of chalking that will have occurred and this is the natural aging of the paint. Regular washing and cleaning ensures this is removed allowing the paint to retain a nice clean and bright appearance. Regular inspection of all painted surfaces is recommended and repair or maintenance should be done as soon as any cracks or blisters appear. These generally occur from natural movement and settling the house but left undone can lead to wider coating failure.

