

Pressure Wash

Pressure washing is an ideal way to quickly clean your exterior wall and regain its original look. Pressure should not exceed 1,000 psi. The washer should be held at least one foot from the finish to avoid possible damage, and the operator should keep the tip of the washer moving.

Repairing Damages and Refinishing

If your Parex EIFS is damaged by dents, punctures, holes, etc., repairs should be made with Parex materials. Parex can match the color of your finish if you can provide a small sample of the finish from your wall.

Damage repairs should be made by an experienced Parex applicator. You may call your original installer to do the repair, or contact your local Parex distributor, who can refer you to a qualified applicator.

Recoating

Parex finishes generally remain attractive for many years of service. Parex Standard Finishes are compatible with most high-quality, exterior-grade, all-acrylic latex paints. Parex also manufactures non-textured coatings that are chemically identical to the finish used on your home.

Paints will alter the texture and original sheen of the existing finish. This is especially important to consider if the existing finish has a fine sand texture.

The existing finish should be clean and dry prior to painting. In small areas, paint can be applied with a brush. Avoid heavy brush applications around trim, windows, etc., because unsightly texture differences can result. Larger areas can be painted using a roller, applying vertical strokes that overlap by half the roller width. Depending on the texture and color of the existing finish, it may be necessary to apply two coats of paint.

References

Builder _____

Address _____

Telephone _____

Parex Applicator _____

Address _____

Telephone _____

Type of Parex System _____

Finish Type and Texture _____

Color Number/Name _____

Trim Color/Name _____

Warranty Type and Date of Issue _____

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Homeowner's
Maintenance
Guide

Dear Homeowner,

This Maintenance Guide is important! Read this information and keep it with other important records regarding your home.

[Congratulations on the purchase of your new, energy-efficient home!](#)

On your home's exterior, there is a material entirely different than conventional siding. What you have is a product called EIFS, pronounced "eefs." EIFS is an acronym for Exterior Insulation and Finish System. The products that make up the EIFS for your home were manufactured by Parex.

In addition to being beautiful, your new home offers optimum energy efficiency because the insulation was placed on the outside of the wall. An additional R value of 4 per inch of insulation on the outside provides a continuous thermal blanket, uninterrupted by the building's stud framework. Also, the Parex EIFS blocks energy-wasting air leaks – a major source of energy loss in conventionally clad homes.

The Parex finishes on the outside of your home are formulated using state-of-the-art acrylic polymer technology. They offer exceptional durability with minimal maintenance. The color is built into the finish coat; therefore it does not require painting. The following information is to help you keep your Parex-clad house in good condition for many years of beautiful and energy-efficient service.

General Maintenance

As with any building, maintenance is a necessity. As buildings age, items on the interior and exterior may require repair or replacement. The following general maintenance tips will help you maintain your Parex home.

Except for occasional cleaning to remove general soiling, your Parex finish should need little attention. It does not require repainting, as some siding materials and wood products do.

Preventive Maintenance

Check Caulking

Check for damaged or deteriorated caulked seals between the EIFS cladding and windows, doors, and other penetrations. Parex recommends checking at least once a year. Sealants around windows, doors, and expansion joints should be checked to ensure that they are well adhered. Cracked or split sealant should be replaced immediately because it can be a potential source of water entry. You can make this a regular maintenance item that can be included with washing your windows.

Check to see that all light fixtures, outlets, hose bibs, shutters, downspouts, and other attachments to the outside of your home are properly sealed. There should be no gaps around these items that would allow water to intrude into the wall cavity.

Check Gutters

Check gutters and downspouts. They can be sources of water entry into the structure. Defects in these items should be repaired promptly. Also, be sure to keep your gutters and downspouts clean so the water flow is not obstructed.

Using a Ladder

Ladders leaned against the EIFS wall need to have soft foam guard pads placed over their ends. Unprotected ladders could dent, puncture, scar, or otherwise damage the Parex EIFS surface. Foam guard pads are available at hardware and building supply stores.

Cleaning Soils and Stains

Remove soil as soon as possible from your Parex finish. Freshly applied finish can become stained by repeated exposure to mud splashes, especially with clay-based soils. Parex recommends that a ground covering such as bark, gravel, or straw be used around the foundation.

Simple soiling can be cleaned from Parex finishes with water-compatible household cleaners. Be sure to carefully follow the manufacturer's instructions. A soft, non-metallic bristle brush can also be used to remove soil from finishes.

There are a number of commercial cleaning products available that are specifically formulated for EIFS finishes. Contact your local Parex distributor for the most up-to-date information on these products.

If the soiling appears to be ingrained in the finish and cannot be removed using one of the methods described above, your walls may need to be recoated. NEVER use acid-based cleaners or solvents (mineral spirits, paint thinner, etc.). These materials are not compatible with Parex products or EPS insulation. The use of these products may result in damage to the EIFS.

Mold, Mildew, and Algae

Mold, mildew, and algae are microorganisms that can grow on virtually any surface if the conditions are right. If this growth appears on the surface of the EIFS finish, it can be cleaned and removed. Commercial cleaners designed to remove mold, mildew, or algae are available. Alternatively, a solution of one part household liquid chlorine bleach to five parts clean water may be used. Apply this solution to the wall with a soft, non-metallic bristle brush, then rinse the wall thoroughly with clean water to remove the bleach solution. If you are unsure of the results of either method, test a small area first.

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