

Your Total Wall exterior wall cladding is designed to be a low maintenance system. TOTAL WALL Finishes are equipped with a patented dirt resistance to maintain a clean surface for many years. TOTAL WALL Finishes are also protected with agents that prevent growth of mold, mildew, algae and bacterial on the wall. Finally, TOTAL WALL Finishes use materials that are stable against all weather and exposure conditions. However, any surface may become dirty, stained or damaged over time. Here are some suggestions for routine maintenance and repairs.

**Cleaning** - Should the surface need to be cleaned, exterior cleaning can be done with a low pressure washer and a small amount of mild (non-phosphate) cleaner, followed by a clear water rinse. The best cleaner to use is a dilute solution of Borax in warm water with a little Joy or Ivory liquid soap. If necessary, light scrubbing can be done with a soft brush. Do not use high-pressure spray equipment as it may damage the finish. Mold and mildew growth is very rare on TOTAL WALL Finishes. Should you ever encounter mold or mildew on a wall, clean the wall with a solution of: 1 quart bleach, 3 quarts water, ¼ cup Borax, and 1 ounce Ivory liquid. Use only fresh solution. Dissolve the borax in water before adding bleach. Wear safety goggles and full clothing protection including gloves. Protect plants and sensitive materials from overspray. Use a low-pressure spray (such as a Hudson sprayer) and wet the wall. Allow the cleaner to work for 3-5 minutes then rinse with clear water.

**Changing the Color** - Occasionally, re-coating may be desired for a fresh look or color change. In this instance, re-coating is done with one or two coats of T-Wall Lastic available from TOTAL WALL. T-Wall Lastic will provide a fresh color coat and additional weather resistance while maintaining the stucco look and texture of the existing system. Using T -Wall Lastic will also maintain the integrity of the system.

**Repairing Damage** - TOTAL WALL recommends that damage be repaired by an approved EIFS or stucco professional. If a section of EIFS becomes damaged, torn or punctured, repairs can be made by the following procedure:

1. Cut out the damaged section (including the foam insulation board) in the shape of a rectangle. If this is a Moisture Drainage System, do not cut through the moisture barrier.
2. Next, grind off an additional 2 inches of finish in a perimeter around the rectangle shaped hole you made in step 1.

Cut a piece of polystyrene foam insulation board to fit snugly into the rectangle hole. The insulation board must be the same type and thickness as the foam board that was removed.

3. If this is a "Barrier EIFS" System, apply a small amount of TOTAL WALL Blue Mastic adhesive onto the substrate and gently press the piece of foam board into the rectangular hole. If this is a Moisture Drainage System or Hard Coat System, use a proper mechanical fastener to attach the piece of foam to the substrate.
4. Cut a piece of reinforcing mesh in a rectangular shape, 3 inches wider and 3 inches longer than the rectangular hole. This will allow a 1.5-inch overlap of mesh onto the sanded border on all sides of the rectangular hole.
5. Embed the reinforcing mesh with TOTAL WALL Soft Coat basecoat and remove the excess so that the mesh pattern is barely visible.
6. Allow the TOTAL WALL Basecoat to cure for 24 hours.
7. Tape off repair area with Masking tape and apply original TOTAL WALL finish in the same color and texture. Feather and float the repair to match the original finish as close as possible. Remove masking and touch up texture.

Allow the repair to cure (protected from precipitation) for 24 hours.

Small repairs to hard coat stucco that has a synthetic finish can be made in a similar manner using polystyrene foam and soft coat mesh. Alternatively, the cut out section can be filled and repaired with

multiple layers of Portland cement stucco. This is accomplished by allowing each layer to dry before the next is applied. The finish or outer layer of stucco must be reinforced with fiberglass mesh, which laps onto the existing stucco by at least 1.5 inches.

Inspections - In general, it is good maintenance practice to have the building inspected every few years. The purpose of the inspections is to identify and correct any problem areas before they have a chance to allow damage to occur.

In addition to professional inspections, the homeowner or building owner can also perform routine visual inspections. Routine visual inspections are recommended every six months. Here is a suggested list of items for routine visual inspections:

1. check sealant joints for condition of sealant and that sealant is bonded to both sides.
2. check surface of finish for cracks, delamination, efflorescence or blisters.
3. press on the surface of the system with palms of hands to find and spongy or soft areas
4. make sure all flashings are properly installed and functioning. Examples of some flashings are:  
kickout diverter flashing, deck ledger board flashing, and window and door head flashing.
5. inspect all exposed utility penetrations for proper sealant or gasket condition.
6. inspect the lower termination for condition and proper attachment.
7. check all roof terminations, chimney caps and roof flashing for condition.

For both the routine and professional inspections, the date of the inspection and results of the inspection should be recorded. If possible, a set of photographs can be taken to accompany the inspection write-up. Any questionable areas that are discovered during an inspection should be addressed as soon as possible. For additional technical assistance, you may call you local TOTAL WALL Distributor, Total Wall Applicator or you may call TOTAL WALL at 888-702-9917 or visit our website at [www.TotalWall.com](http://www.TotalWall.com).