

# Homeowner's Maintenance Guide

## Keeping Your Dryvit System Looking Beautiful



DS235

### A Little Maintenance Goes A Long Way

A small investment in maintaining your Dryvit system pays in the long-term appearance and protection of your home. With an investment as important as your home, we recommend that you inspect the finish and sealants twice a year and clean the surface thoroughly at least once every five years.

### General Cleaning

Dryvit uses specially developed polymers to maximize resistance to dirt pickup, but all exteriors do get dirty. Thankfully, your Dryvit finish is relatively easy to clean.

**Removing Dirt, Airborne Pollution, Mildew and Algae** – Testing has been verified that Dryvit finishes can be adequately cleaned with the use of general cleaning compounds, followed by a mild pressurized water clean and rinse. This can usually be accomplished with a garden hose and an ordinary nozzle. **No acidic cleaners are recommended.**



Enviro Klean® EIFS Clean 'N Prep, manufactured by Prosoco, Lawrenceville, KS, (800) 255-4255, is a general purpose cleaner that the manufacturer indicates is suitable for cleaning Dryvit systems. This cleaner should be considered a starting point in the selection of the appropriate cleaning compound. Every home will have different requirements. General-purpose cleaners are suitable for many homes. Working with the manufacturer of the cleaning compound is essential to achieve the most effective cleaning tailored to the requirements of each individual home. A test should always be performed on a small, inconspicuous area before proceeding to general cleaning on a larger scale.

**Removing Paint.** Depending on what type of paint used, it may or may not be possible to remove. Try cleaning as described above. **Do not use solvents or solvent-based cleaners such as paint thinner or mineral spirits, since this can damage the Dryvit Components.** If the paint cannot be removed with proper cleaning techniques, it will be necessary to refinish or paint over it.

**Asphalt or Tar Stains.** We know of no cleaning solution that will remove these types of stains without adversely affecting the System. These stains must be chipped off and the affected area

must be refinished. We recommend using a Dryvit-listed contractor for this type of repair. The local Dryvit distributor can give you the name of contractors.

**CAUTION: If power washing by a professional, keep pressure under 600 psi and use cold, unheated water. Hold sprayer with a fan-tip nozzle at a 45° angle from the wall (not perpendicular) and keep spray tip at least 2' 0" from surface. Also, do not use abrasive hard-bristle brushes.**



**Removing Graffiti** - Try lightly scrubbing with a soft-bristle brush and a solution of 1 gallon warm water and 1 cup of liquid soap. This may not work on oil-based spray paints, and the surface may need to be refinished (contact your Dryvit installer) or painted over (see the Repainting section).

### How To Minimize Cleaning

Site conditions can play a big part in keeping exterior surfaces clean. Bushes that have grown too close to the house can encourage mildew and algae growth. Garden soil can splash up onto surfaces from rain or leaking gutters. So, trimming bushes to allow good air circulation, covering soil with mulch or stone and maintaining good gutter drainage all help to keep exterior surfaces clean. In addition, Dryvit has protective coatings available that retard mildew and algae growth. Contact Dryvit for information.

### Replacing Sealant Around Doors and Windows

Maintaining a weathertight seal around windows and doors is very important for any exterior cladding, whether it's clapboard, shingles, stucco, brick or a Dryvit system.

Although the sealants are not part of the Dryvit system on your home, we suggest that you inspect the sealants a couple of times each year as you go about your normal yard work. It only takes a short time. Sealant does wear with age, and cracked or dried-out sealant should be replaced. While applying sealant is not very difficult, we recommend having a professional do this important job to help ensure a neat appearance, long-lasting protection and to help protect your home.

## Repainting

Your Dryvit finish may never really need painting; but if the mood strikes you for a new color, you're in good shape. Dryvit finishes provide an excellent base for paint. After thoroughly cleaning the surface to remove dirt and mildew, Demandit® (a high quality paint/coating by Dryvit) should be applied using a brush, roller or spray gun (the preferred method).



This application is best done by a contractor experienced in the application of high-build coatings. Oil-based paints should never be used.

## ISO 9001 Certification

Dryvit Systems, Inc. is an ISO 9001:2000 certified company. The ISO 9001:2000 standards have been established worldwide as a common denominator for product consistency and excellence. Obtaining this certification helps to identify Dryvit as the recognized leader in EIFS technology.

## When To Call Your Dryvit Installer

### Damage Such as Cracks and Punctures

These require refinishing of affected areas. Because cracks may indicate underlying structural problems, they should always be inspected by a professional. Temporary repairs can be made to cracks by filling with sealant until the inspection is done and permanent repairs are made. **CAUTION: Do not use a sealant primer in these situations.**

### Warranty

All Dryvit EIFS products are covered by warranties. The length and coverage of the warranty varies depending on the Dryvit system you have on your home. If you have not already received your Dryvit warranty, ask your builder to contact the contractor who installed the Dryvit system and request a written warranty.