



 **K Rend**

Aftercare & Maintenance Guide

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YOUR AFTERCARE & MAINTENANCE GUIDE

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1.0 General Maintenance

Most finished facades are a low maintenance finish, which require the minimum of upkeep. They may, however, require cleaning & maintenance from time to time. This will be dependant on factors such as:

- o Weathering - A condition & process by which various natural agents, such as wind and rain, act upon a finished façade. This is a long term, slow process.
- o Spores in the atmosphere, dependant on the local exposure.
- o Smog in urban areas & industrial manufacturing, depending on the local environment.

All of these factors have an influence on the overall appearance of the finished render which has been installed or applied to any finished façade. These appearance changes are nothing to be concerned about, as they are a natural phenomenon.

Typical cleaning would be carried out using a mild detergent wash, perhaps followed by a gentle power-wash.



Before



After

- o Render Indentions, chips or abrasions - These can occur to any exterior render, and would be increased by the volume of human traffic in contact with external facades. The common reasons include accidental damage by children's toys and sharp objects and contact with aluminium ladder edges which can scrape the textured renders.

Such isolated areas of damaged render can be repaired and made good.

2.0 Cleaning Render

Cleaning the render is generally advised after a few years. This will sharpen the aesthetic look & rejuvenate the finished façade by removing any organic growth, bird droppings & film of weathering found on surface.

The surface can be cleaned using a pressure washer with clean water and a low concentration of mild detergent. The washer should be set on fan application, not high power, (very high pressure washers can damage the render surface). Carefully clean the render surface, in a controlled fashion, working from top to bottom.

How to treat Algae

Algae is an organic growth which will grow on any surface which remains damp for prolonged periods. Locations with nearby wood land or other sources of spores are more prone.

The presence of algae will not adversely affect the long term performance of the render.

To remove algae from affected substrates, use a biocide or algacide such as K Rend Algae Clean. This is available from any good general hardware or merchant's suppliers. Follow the manufacturer's instructions during application and use of the product.



3.0 K Pro

K Pro is a water based protective treatment used to provide long term, enhanced water repellent properties to external render and other masonry surfaces. K Pro is available in 25 litre screw cap plastic containers.

- ✓ Enhanced water repellency
- ✓ Helps combat problems associated with water intrusion
- ✓ Enables the substrate to breathe
- ✓ Keeps substrate clean & dry for longer



4.0 Attachments to Exterior Facades

Exterior attachments, fixed to the finished surface render, can cause staining issues. Items include satellite dish brackets, L Brackets for hanging baskets, light fixings, vents etc.

All metal brackets used should be stainless steel. Cheaper metal brackets, which are mass produced, are likely not to be stainless steel and, if the paint flakes off, may cause staining to the render surface.



5.0 Cracks in Render & Repair

A building is made up of a variety of flexible and inflexible materials, put together to form one entity. Each of these elements performs in a different way according to temperature, wind loadings, ground movement, drying cycle etc. Therefore all buildings move.

Architects and designers try to make provision for these movements, but often this is not always possible. Cracks may be present on all buildings.

As our K Rend renders provide the aesthetic finish to a structure, cracks in the building can appear on the finished surface. Typical cracks include:

- o Structural cracks
- o Settlement and shrinkage cracks, as the new building “settles” on the ground.
- o Stress cracks, mainly found at perimeters of window or door openings.
- o Hairline cracks – appear on the render surface only.

In general it is advisable to leave the crack for as long as possible to stabilise before any repair is carried out.

Repair products are available on request for crack repairs:

Colour Fill - available in a range of colours to simulate the colours of the render

Colour Enhance – a surface coating to leave a uniform façade

Full details are available from our technical team.



6.0 Access & Other Trades - DIY

Care should be taken when access for other trades is required. The render can be damaged by sharp objects brushing against the finished render surface, particularly with repeated access.

Ladders will be used by other trades who need to maintain existing external services or additional add components to the finished façade. Ladder socks for Aluminium ladders should be used.



If independent scaffolds are erected using towers or similar (where access is required at height for roof, gutter, soffit & fascias replacement), protection should be provided where scaffold butts (touches) the finished scrape texture render. This will help avoid all potential damage to the finished render.

Technical advice is available upon request.



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