

PLASTABRICK

CLADDING SYSTEMS

www.plastabrick.org.nz

Dear Home Owner,

This homeowner's manual will help to ensure your investment in Plastabrick was a wise choice and that your home will continue to look good in the future. Read and follow the suggestions carefully for peace of mind. Remember that your home is clad in Plastabrick as this will assist you when you have your building valued and go to sell it.

Maintenance for Plastabrick Cladding Systems

NORMAL MAINTENANCE – PLASTABRICK PLASTER SYSTEM

- Inspect for and repair damage.
- Inspect for and repair sealant lines or cracks around windows and doors.
- Inspect for and repair sealant lines around pipes and beams (penetrations and surface mounted objects).
- Inspect plaster and Plastabrick coating in high exposure areas; parapet tops, sloped walls and plaster sills. If damaged then get these repaired by professional Plastabrick people.

NORMAL MAINTENANCE – PAINT SYSTEM

- Regularly wash down walls before winter/after winter. Detergents or anti-mould may be required.
- Inspect and repaint at least every 5 years to high exposure areas like parapet tops, plastered sills, sloped walls and paint close to the ground.
- Inspect paint and repaint to paint manufacturers specifications, normally one coat every 5-7 years.

LONGER TERM MAINTENANCE

If the condition of the paint is good and maintenance has been kept up, nothing major should change.

If you have some reservations about certain areas, phone Plastabrick and we will come and inspect and offer advice. Over an extended time period, some parts of the cladding may need rework, especially the high exposure areas. The more regular you look after your home, the less likelihood of rework in the future, or the likelihood of decay to the timber behind the Plastabrick cladding.

Important Notice: Always repair leaks immediately. This will alleviate or minimise damage. Rot damage can be extensive if untreated timber has been used in the dwelling.

TIPS ON KEEPING YOUR PLASTABRICK PLASTER SYSTEM LOOKING GOOD...

REGULAR WASH

Mould or algae is common in NZ. Walls often pick up dirt, which makes the surfaces grubby and dirty. Remove this with regular hose-downs. More stubborn grime can be removed by detergent and warm water. If it persists; spray on an anti-mould and follow instructions to kill spores that get into the texture. Use Masons splash and dash to remove mould once a year if mould is persistent.

REPAIR SEALANTS THAT MOVE

Around windows, openings and pipes considerable movement may occur – that's why sealant is there. If these crack or deteriorate; get them repaired, as water may enter. Keeping these areas up to scratch keeps the plaster system in tip-top order.

REPAIR DAMAGE OR CRACKS

Damage and cracks may occur due to mechanical knocks or continual settlement of the house. These must be repaired to keep water out and to keep the plaster system looking good.

DAMP AREAS

Dampness causes dirt and moisture build-up that may cause rot in the wall. Keep trees, dirt, ground levels, stacks of timber etc. clear of the plaster system at all times. Wet ground must be at least 150mm below the bottom of the Plastabrick to stop water being sucked up into the wall. You can determine if the Plastabrick has water management by the declaration on the applicator's Work Compliance Record.

WINDOWS

Check the inside wall around and under the windows for signs of wetness. These areas need re-pairing by professional people if they are found to be wet.

PAINT AND COLOURED COATINGS

Re-paint these areas before the end of their serviceable lives (serviceable life = the time the colour maintains its aesthetic quality). By delaying the repaint for too long the re-paint will cost more as it will need to be primed first.

WALL ATTACHMENTS

Make sure any wall attachment (only screws or bolts) are secured back into the studs and have spacers so when the brackets are done up tight they DO NOT pull or squash the plaster assembly. If timber protrudes through the walls pay particular attention to sealing.

NO FIRES OR DIRECT HEAT

Do not light fires or apply direct prolonged heat to the plaster system as the paint will blacken and the polystyrene behind may melt.

NO SOLVENTS

Do not wash the walls with solvents as these will attack the paint and soak through the plaster and melt the polystyrene.

CARE WITH LADDERS AND BALLS

Ladders must have protective wrapping on the legs to avoid point loading to the cladding. Keep ball bouncing to a minimum to prevent dents in the plaster.