

The Celcrete Maintenance Guide has been designed to ensure your property is kept in first class condition



Your home is one of the biggest investments you will make and the best way to protect this asset is with a little regular maintenance to keep your Celcrete clad home in first class condition.

Celcrete has produced this pro-active maintenance guide so regular maintenance is met to ensure that the performance requirements of the New Zealand Building Code are continually met and failure to

correctly maintain the system may void any guarantees provided with the Celcrete Panel Veneer System.

Simple things such as clearing leaves from blocked gutters, keeping gardens at an appropriate distance from the cladding and cleaning windows in a timely manner, all contribute to the longevity of your home.

An annual inspection must be made to ensure that all aspects of the cladding system are in a weatherproof condition. This means that the paint coating system, plaster, flashings and all sealed joints must be thoroughly checked to confirm that they are still weather tight. All cracks, damaged areas or areas showing signs of deterioration which would allow water ingress must be repaired immediately.

These areas must be repaired in accordance with Celcrete's instructions and with Celcrete approved materials. Sealant, paint coatings etc. must be repaired in accordance with manufacturer's specifications.

If exterior work requires you to make a penetration through the Celcrete exterior cladding you must call us for direction **0508 CELCRETE** to ensure this is done correctly, a simple phone call could save you time and money in the long run.



Annual Maintenance is a requirement of the Celcrete Cladding Performance Guarantee

### Cleaning of the Celcrete exterior cladding

Annual cleaning of the exterior cladding should be carried out to maximise the life of the coating.

#### Water blasting:

The exterior can be cleaned with a low pressure water blast (less than 450 psi) using a fan jet at a 45 degree angle from the wall surface (not perpendicular). The fan of the water should be kept at a minimum of 20cm from the wall surface to avoid any damage to the paint coating.

#### Cleaning:

Any localised grime or ingrained dirt should be removed by cleaning with a scrubbing brush using a mixed solution of detergent and warm water. Under no circumstances should you attempt to remove heavy staining using a high pressure water blast as this will damage the paint coating.

DO NOT use harsh solvent based cleaners.



### Painting of the Celcrete Cladding System

The paint coating system should be recoated by a professional approximately every 5-10 years in accordance with manufacturer's specifications and to ensure the integrity of the entire system. Please call Celcrete for re-coating options and a list of Approved Applicators.



### Landscaping around Celcrete Cladding System

It is essential that the Celcrete Panels maintain the minimum ground clearance at all times, as set out in the Celcrete Technical Manual. Failure to comply with this could seriously affect the durability of the Celcrete Panel Veneer System.

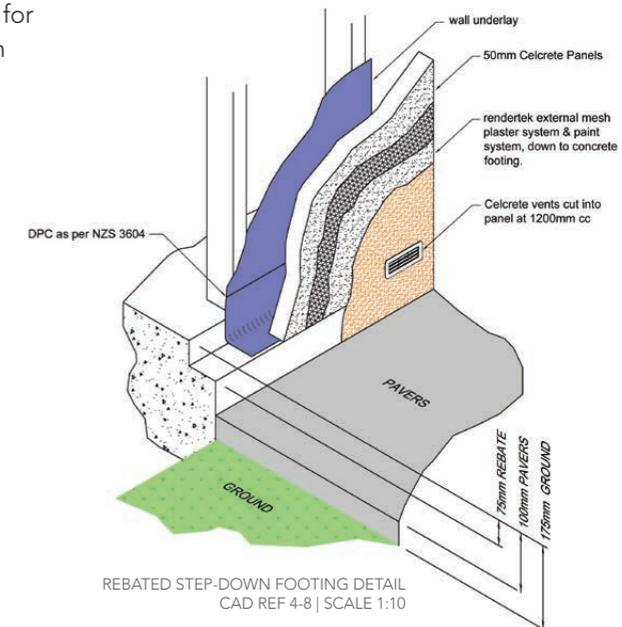
Exterior claddings fixed over timber frame require a minimum ground clearance to ensure no moisture gets to the bottom plate of the wall by capillary action. Also cavity based exterior claddings require ground clearance to allow for adequate drainage and air flow behind them.

Celcrete panels cannot be used for retaining walls or in any situation where they come in contact with the ground.

The New Zealand Building Code requires the following clearances from paved and unpaved surfaces:

**Paved Surface:** 100mm from the underside of the Celcrete Cladding.

**Unpaved Surface:** 175mm from the underside of the Celcrete Cladding.

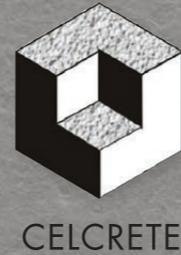


Please contact Celcrete International Ltd on **0508 CELCRETE (0508 23527383)** for a full list of Celcrete approved materials and for information on carrying out any repairs that may be required.



# Home Maintenance Checklist

Maintenance Items	Frequency							
Clean out gutters	6 monthly							
Remove leaves and other obstructions								
Inspect exterior sealant junctions	Annually							
Window perimeter / pipe penetrations / control joints								
Ground – cladding clearances 175mm unpaved / 100mm paved	Annually							
Balustrade / wall intersections If cracking has occurred contact Celcrete	Annually							
Inspect exterior walls, roof and guttering	Annually							
Clean exterior walls	Annually							
Re-paint exterior walls Contact Celcrete for Applicators	5-10 Years							



Celcrete Panel and Block Building Systems

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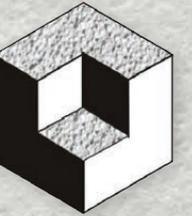
Call Free: **0508 CELCRETE (0508 23527383)**

For a list of Celcrete Distributors and further product information please visit our website...

[www.celcrete.net](http://www.celcrete.net)



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