



# CARE & MAINTENANCE GUIDE





# Caring for the exterior on your new home

**Congratulations on the purchase of your new home. We would like to offer a few tips on caring for the exterior on your home so that we can extend its life and in turn assist in maintaining the value of your investment.**

## How do you extend the life of your exterior?

Broadly the answer in maintaining your coatings aesthetic appearance and preserving the Dulux® Acratex® Texture coating system is through regular annual cleaning\*.

## How often should you clean your home?

*Dulux Acratex* recommend cleaning your home at least once a year.

## Why is cleaning important?

Cleaning removes light soil as well as grime and airborne pollutants. Joint sealants should be regularly checked to ensure there is no cracking to prevent water ingress. Where cracking is evident, sealant will need to be replaced immediately.

## Cleaning the exterior

1. Use a low-pressure water blast (less than 450psi) using a fanjet of cold water at a 45 degree angle from the wall (not perpendicular). The water blast's fan should be kept a minimum of 30cm away from the surface of the coating to avoid damage.
2. Use a solution of detergent and warm water using a soft brush.
3. Grime or ingrained dirt can be removed with a scrubbing brush and solution of detergent and warm water. DO NOT use a high-pressure water blaster for this.

## Regular checks to complete on your exterior

1. Look for cracked, loose or missing sealants. Sealant will be found in areas where different substrates meet (i.e. above door openings and windows, pipes, where walls meet the soffit line and where electrical fittings and handrails have been attached to walls). Control joints should also be inspected. All deteriorated and damaged sealant should be removed and replaced as

soon as it is apparent. *Dulux Acratex* recommend that a paintable polyurethane sealant be used.

2. Monitor areas that are heavily exposed to the elements (i.e. balconies and handrail tops). Due to the minimal slope of these areas, they hold dirt and grime which can lead to mould if not regularly washed. These areas should also be checked for movement over time due to thermal movement so it is critical that they are inspected and maintained.
3. Always check areas that are cold and dark (i.e. behind heavy foliage). Dirt can exacerbate mould and algae growth and therefore will cause your texture to deteriorate very quickly if not regularly cleaned.

## What do you do if you find a crack?

1. Damage to texture coatings needs to be recoated from edge to edge of the affected wall area to ensure texture and colour consistency. If accidental damage occurs, please contact your local *Dulux Acratex* representative or phone *Dulux Acratex* Customer Service on 13 23 77. They will provide the support and technical expertise required to help solve the problem. Visual cracks may indicate underlying structural problems so a professional should always inspect them.
2. To temporarily fill a crack, a polyurethane paintable sealant can be used to fill these until the inspection has occurred and permanent repairs are completed.

## Keeping your exterior looking greater for longer

Recoating is recommended after a minimum of 7 to 10 years to rejuvenate the surface appearance. This can be done by using *Dulux Acratex* elastometric top coat protective membrane to a selected *Dulux Acratex* colour to protect it from air pollutants, water ingress and dirt accumulation to provide a new low maintenance surface.

\*Coastal exposure will have a build up of salt contamination and therefore a six month wash down is recommended.

For further information go to: [acratex.com.au](http://acratex.com.au)  
Customer Service: 13 23 77

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