

No exterior covering impervious to surface staining. Stains can be caused from many different things, such as sprinklers, paint spills, dirt washing off detail bands, or just the act of vandalism. This section will cover the most common sources of staining and the process of removing or covering up the stain.

Lawn Sprinkler Overspray Corrective Recommendations

The formation of multi-colored stains on the surface of the UltraKote or ShurKote Textured Finish Coat is a result of the metallic chemical from the water. This stain is usually a reddish color suggesting a high Iron content in the water.

The discoloration generally is an aesthetic issue, however the stains are very difficult to remove especially if they have not been cleaned for several years. Even the early stages of discoloration, a commercial cleaner may be required to remove the stains. Commercial cleaners must be formulated for and tested to ensure they are compatible with an EIF System. See the appendix for a list of commercial cleaners.

1. The easiest corrective action would be to either relocate or readjust the sprinkler heads so they do not spray directly on the wall.
2. Another solution would be to add a filtration system that would remove the majority of the water based chemicals.

Preventive Action

1. Remove the grass and the foliage away from the house a foot or two and replace it with crushed stone or rocks.
2. Reposition the sprinkler heads at the edge of this new barrier and direct the heads on to the lawn area.

Normal Dirt and Dust Accumulation

Normal dirt could be described as resulting from splash back from a roof overhang or from the splash back from the street during winter conditions. Depending on the severity the following recommendation may have to be repeated periodically throughout the year.

1. Saturate the wall surface with clean water.
2. Apply a soapy solution with a soft bristle brush and scrub gently to loosen the dirt and then let the solution remain on the wall for 15 to 20 minutes but do not let the solution dry on the wall.
3. Rinse thoroughly with a low-pressure garden hose type sprayer.



If this procedure does not remove the dirt from the surface it may be necessary to use a stronger commercial cleaner. See the appendix for a list of commercial chemicals.

4. To prevent having to because of a soil splash back it is recommended that a layer of soil be removed and replaces with crushed stone or rocks or some other mulching material.

Chemical Contamination

There are some conditions that are best described as “chemical contamination”. This condition could exist when there is an unusual high amount of exhaust gases, industrial gases or emissions from smoke stakes.

If and when chemical contamination occurs a sample of the finish should be obtained and sent to an independent testing lab. This type of lab can ascertain what the nature of the contamination is and what chemicals could be used to remove it. This information should be reviewed with the Technical Department at UltraKote Products, Inc.

Other preventively measures

Apply a clear seal coat over the textured finish once the building or wall has been cleaned satisfactorily.