



NEOGARDO[®]

Preventive Maintenance Manual

Wall Coating Systems
December 2015

General

Neogard's wall coating systems are decorative, long lasting and in the case of Neoflex also waterproof. Maintenance of Neogard's wall coating systems should be performed at regular intervals to assure that the coating system will continue to provide service for which it was intended. Suggested maintenance procedures should include:

- Repeated physical inspections
- Periodic cleaning
- Coating system repairs
- Structural repairs

Physical Inspections

Physical inspections should be conducted on a semi-annual to annual basis to define areas of physical damage to the wall coating system.

A thorough physical inspection should be conducted semi-annually to annually as follows:

- Inspect all sealant joints for proper adhesion to the substrate, adhesive or cohesive failure and physical damage.
- Inspect wall coating surface to determine if there are any holes, cuts or abrasions present.

Cleaning the Wall Coating System

Atmospheric weather conditions present will dictate the time periods when the building walls should be cleaned. Dependent on conditions, this process should be done in a two (2) to four (4) year range.

Pressure clean, minimum 1,500 psi pump using water, chlorine bleach and a low-sudsing detergent or possibly tri-sodium phosphate. Rinse thoroughly with clean water.

Wall Coating Repairs

Damaged wall coating systems should be repaired by thoroughly cleaning the affected area, priming with appropriate primer for the substrate in question and reapplying coating in two coats to the original mil thickness. For standard Neocrylic this will be 3 dry mils; for Neoflex this will be 10 dry mils minimum. Match color as close as possible. Contact Neogard for original color formulation if not available.

Structural Repairs

All structural repairs should be investigated by a structural engineering firm and repaired according to their recommendations. Recoating of affected areas should then proceed per the previous wall coating repair instructions.



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