

# Maintenance Guide

## Maibec Resistech™ Engineered Sidings

Maibec products require regular and adequate maintenance; failure to carry out the necessary maintenance may void the warranty.

As with all exterior products, siding can be prone to have accumulation of different organic or inorganic substances on its surface. It is therefore important to monitor this on a periodical basis to ensure the longevity of the siding. Maibec strongly recommends that you visually inspect your siding once a year.

### WARNING!

- **NEVER USE** harsh or abrasive detergents.
- **NEVER USE** pressure washers to clean the siding.
- **NEVER USE** products containing acids, ammonia, bleach, etc.
- When using a brush to clean the siding, use a soft bristle brush **ONLY** (such as a car brush).

### 1. Dirt

Dirt is found naturally in most environments. It can cling to the surface of the siding, from occurrences such as back splash from flower beds in the vicinity, or dust and pollen brought by the wind. Sill areas discolourations, while appearing to be mould or mildew, may simply be accumulating dirt from moisture runoff coming down the wall. One should:

- a. Clean the dirt off of the siding using a gentle water spray from a household low-pressure garden hose (under 100 psi). It must be noted that cleaning must only be done if an area is in need of it, and only on that area.
- b. In rare instances where the dirt is not removed with a simple spray of water, you can gently scrub the surface using a soft brush and a non-abrasive laundry detergent, or a dishwasher detergent diluted as follows: 1/3 cup detergent for 3 litres of water. Because they produce suds, dish detergents are not recommended.

Gently rinse the surface with a low-pressure hose (under 100 psi).

If the above does not remove the dirt, it maybe of a chemical nature (such as from a roofing product, pollution, etc.). In such instances, a specific cleaning product may be required.

- c. Ensure that nearby dirt sources are properly managed and beyond mandated 8" (20 cm) clearance from the siding. Regularly clear away any vegetation that may come in contact with the siding.
- d. Install kick-out flashings and gutters, and ensure that they are free of clogs that can cause overspill and possible backsplash.

When done properly and on a regular basis, cleaning the siding will not damage the finish.

### 2. Mould and Mildew

Mould and mildew are naturally occurring phenomena that develop on exterior surfaces exposed to humidity and inclement weather. These spores or colonies are typically seen as « dots » of blackish colour. They will typically be seen on specific areas of a wall. Mould needs moisture and a food source to grow. This natural occurrence must be removed\*.

In the case of mould, a soft brush (such as a car brush) may be used to clean the surface. If the mould persists, contact Maibec.

\* For Bleaching oil, Weathering oil and H2BO water-based bleaching stain, please contact Maibec for proper maintenance.

### 3. Scrapes, Chips, Bumps

Engineered siding is extremely resistant to shock. It remains, however, that the coating can scratch or chip when it receives a contact of excessive force (ex: stone projected to the siding from a snowblower, or bbq wheel rubbing against the base of the siding on a deck). These areas need to be monitored and maintained.

For all areas displaying bare wood, use a Maibec-recommended paint, applying it with precision. The list of recommended products is available on our website at maibec.com. **THE PAINT MUST BE APPLIED ONLY TO THE SECTION OF BARE SIDING ONLY**; otherwise there may be visible differences in tone with the rest of the siding. Bear in mind that the colour of the siding may have faded over the years.

## Maintenance Guide (cont'd)

### 4. Rot

When using Maibec Resistech™ pre-finished engineered sidings, and it is installed according to the manufacturer's requirements, rot is a very rare occurrence. While rot is covered under warranty, it must be alerted to Maibec on the first sign of occurrence.

When installing, it's important to ensure that siding will not come into direct and continuous contact with areas prone to having accumulated water, as this will void the warranty. Among others, pay particular attention to the following areas:

- Siding on a dormer or chimney along a pitched roof
- Vertical mouldings resting on the top of a window frame
- Siding in direct contact with a horizontal structure such as a deck
- Siding in direct contact with the ground
- Joints do not allow for proper water drainage and evacuation.
- Kick-out flashings.

Consult the installation guide for the required clearances.

To ensure excess humidity does not penetrate the siding and lead to rot, the siding must be properly sealed and protected with paint in good condition. Be sure to leave adequate ventilation during installation.

### 5. Paint erosion and fading

Paint erosion and fading are considered normal and are not unique to Maibec products.

Maibec's factory-applied Elite solid paints are guaranteed against cracking, peeling, and excessive decoloration due to normal weathering for 15 years. The amount of fading will vary based on the colour chosen as well as the product's exposure to wind and sun. As fading is not covered by the warranty, it must be factored into your maintenance schedule.

When the finish shows signs of erosion or has lost enough pigmentation to undergo a visible colour change, it must be re-stained using an appropriate Maibec-approved product while performing the proper preparation. Consult the **"Painting Guide"** at maibec.com. Do not wait until the siding deteriorates to repaint it, as overly damaged coating may become permanently damaged.

A new finish will restore the siding's original luster and protect the siding against premature ageing (cracking, swelling, etc.).

### 6. Sealant

It is important to check the condition of your sealant joints, and redo them as soon as they begin to harden and / or crack. Seals in good condition will limit the penetration of water. Use a ASTM C920-approved, minimum Class 25 caulking for sealing butt joints, gaps between siding and trim, and all other gaps as needed.