



BASROC®

MAINTENANCE GUIDE

**CARE AND MAINTENANCE
OF YOUR BASROC
EXTERNAL WALL CLADDING SYSTEM**

www.basroc.com.au

CONGRATULATIONS

On your decision to use Basroc Products on your project.

To ensure you get the best performance and maintain the warranty of your Basroc Render System it is essential that cleaning and maintenance is undertaken on your system a minimum of once a year (or more regularly as required.) Whilst the Basroc Render and Texture system is low maintenance, Regular cleaning and maintenance will aid in the removal of airborne grime, contaminants, algal growth and other issues that can lead to the degradation of your render system.

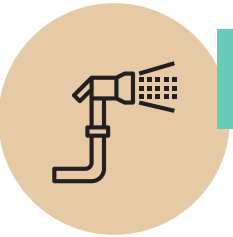
Follow these simple steps in order to keep your render system looking its best for years to come.



1

Remove all vegetation

Any growth on the render surface as a result of climbing vines, moss, algae or other plant growth will over time make the property look grubby. The longer these are left in contact with your rendered surface the harder they will be to remove.

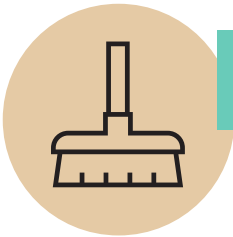


2

Wash your render

All surfaces over time will suffer from a build up of dirt. Just like your car, regular washing will keep your property looking its best. It's important to note that you shouldn't wash your render at all in the first month after it has been applied.

NB: All cleaning should first be performed in an inconspicuous location to check for any signs of damage or other issues.



3

Hand cleaning

Hand cleaning can be easily performed using a soft bristled brush and a standard hose. Wet down the rendered surface, agitate the dirt with the brush and then rinse off. Slowly proceed around the property constantly rinsing the walls and you should avoid a buildup of dirt runs or film appearing.



4

Inspect your render

Due to temperature variations, wind, ground movement and other factors the reality is that all building move. This movement can lead to imperfections in the render system. Hairline cracks may appear in the rendered surface which are purely aesthetic and can be repaired by painting with a Basroc Flexible Membrane, Tintable to any colour. However more serious cracks (wider than a credit card are generally due to substrate movement, settlement or shrinkage. Larger structural cracks are more serious and will need immediate attention. If structural cracking is present contact your builder as soon as possible.

Check sealant in all expansion joints. These are generally placed around windows and doors, or where different substrata meet and designed to allow for some movement without cracking the render installation. Its important that this joints are checked for any loose sealant as moisture may be able to enter and damage the render finish as well as the main structure.



5

Proactive maintenance

To renew or preserve the Render system Basroc recommends the application of Basroc Satin Flex. A flexible membrane (paint) finish designed especially for overcoating the Basroc Acrylic Render System. It is recommended that your render system is overcoated every 7 years. Adherence to this recommendation will keep your property looking brand new.

Your project references

To aid in any future colour matching please ensure that you document the texture colours, marking their areas.

Colour 1:

Areas:

Colour 2:

Areas:

Colour 3:

Areas:

“ High performance sustainable building products for the construction industry ”

Warranty

Basroc Pty Ltd warrants that for a period of 7 years from the date of purchase that Basroc External Wall Cladding System (the “Product”) will be free from defects due to defective manufacturing workmanship or materials subject to compliance with the conditions below.

Nothing in this document shall exclude or modify any legal rights a customer may have under the Trade Practices Act or otherwise which cannot be excluded or modified at law.

CONDITIONS OF WARRANTY

The warranty is strictly subject to the following conditions:

1. This warranty is transferable;
2. The claimant must provide proof of purchase and makes a written claim either within 30 days after the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation;
3. The Product must be installed and maintained strictly in accordance with the relevant Basroc Specifications current at the time of installation and must be installed in conjunction with the components or products specified in the specifications; To obtain copies of such specifications, go to www.basroc.com.au
4. Coating and jointing systems, applied to or used in conjunction with the Product must be applied or installed and maintained strictly in accordance with the relevant manufacturer’s instructions and good trade practice;
5. The project must be designed and constructed in strict compliance with all relevant provisions of the current Building Code of Australia, regulations and standards;

6. The claimant’s remedy for breach of warranty is (at Basroc’s option) that Basroc will either supply replacement product or rectify the affected product. It expressly excludes the cost of labour for removal and reapplication of the replacement Product. It also excludes the cost of materials and coatings not covered under this warranty that may be required to complete the process;

7. Basroc will not be liable for any losses or damages (whether direct or indirect) including property damage or personal injury, consequential loss, economic loss or loss of profits, arising in contract or negligence or howsoever arising. Without limiting the foregoing, Basroc will not be liable for any claims, damages or defects arising from or in any way attributable to poor workmanship, poor design or detailing, settlement or structural movement and/or movement of materials to which the Product is attached, incorrect design of the structure, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions or unusual climatic conditions, efflorescence or performance of paint/coatings applied to the Product, normal wear and tear, growth of mould, mildew, fungi, bacteria, or any organism on any Product surface or Product (whether on the exposed or unexposed surfaces);

8. All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed by law;

9. If meeting a claim under this warranty involves re-coating of Products, there may be slight colour differences between the original and replacement products due to the effects of weathering and UV Fading.

OUR COMPANY

We know what is required to achieve high quality finishes that are easy to install. We aim to provide high performance and sustainable building products for the construction industry.

For more information and technical data visit our website.



Trusted Supplier

Basroc is a specialist wholesaler of render, texture, paint and accessories.



Australian Made

Proudly Australian Made and Owned