

# CARE AND MAINTENANCE

## Mold and Mildew

## Section 2

The formation of Mold and Mildew is not limited to Acrylic or Elastomeric Textured Coatings. Mold and Mildew can be found on all types of coatings generally on the north facing elevations especially if the regions experiencing high humidity.

In very simplistic terms Mold or Mildew is a fungus that is spread as microscopic spores that are carried by the wind. When the spores land on a surface that has not been kept clean, the spores will begin to feed on the dirt accumulated on the surface. To the untrained eye the mold or mildew appearance often resembles the accumulated dirt.

The most likely locations for mold or mildew to begin is on surfaces that are warm and moist and out of direct sunlight. This would include under the eaves on north elevations or in areas heavily shaded by trees or shrubs. During rainy periods mold or mildew can obtain a foothold on virtually any exterior surface.

The inspection for mold and mildew should be done on a more frequent basis than annually only. In susceptible regions it is recommended that the inspection be done every month or so.

### CLEANING RECOMMENDATIONS:

There are several options for cleaning and removing mold or mildew. The first line of defense is keeping the Exterior Surface clean. Even with a good cleaning program there is always the potential that mold or mildew will become a maintenance issue.

#### Option One – Common House Hold Bleach Solution


1. Saturate the wall surface with clean water. Follow immediately with a cleaning solution consisting of:
  - 3 parts of clean water
  - 1 part of common household bleachIn sever areas a mild detergent may be added to increase the cleaning ability.
2. Apply the solution to the wall and let stand for 15 to 20 minutes but do not let the solution dry on the surface.
3. Use a soft bristle brush (never use metal) and gently scrub the affected area.
4. Rinse the wall thoroughly with a low-pressure garden hose and nozzle sprayer.

Note: Thoroughly rinse all shrubbery, trees, flowers, and grass to dilute the solution and prevent any burn spots. Always wear protective clothing and eye protection

Before adding a liquid detergent to any household bleach solution, carefully read the product label to see if they contain ammonia or ammonium compounds. Bleaches should never be mixed with any detergents or cleaners containing ammonia. These mixtures can cause harmful vapors.



## Option 2 – Commercial Cleaners

There are commercial cleaners specifically formulated to clean mold and mildew from the exterior surfaces. The following companies provide products  that are compatible with the UltraKote and ShurKote finishes. Contact the individual company for advise and availability in your area:

Pro So Co, Inc. 1-800-255-  
1-800-255-4255  
www. Prosoco.com

ABR Products Inc.  
1-800– 346-7532  
Www.abrp.com

Shore Corporation  
1-800-860-4978  
manager@shorechemical.com

While these companies provide professional cleaning products compatible with UltraKote and Shurkote Finishes, UltraKote Products Inc. is not responsible for the performance or the application of these products.

## Preventative Measures following Cleaning

1. If the finish has been discolored or has faded as a result of the mildew or mold growth it is recommended that the finish be recoated with StuccoKote

