



Northern Design Precast, Inc.

51 INTERNATIONAL DRIVE LOUDON, NEW HAMPSHIRE 03307
P.O. BOX 7305 GILFORD, NEW HAMPSHIRE 03247
(603) 783-8989 FAX (603) 783-9090



Architectural Precast / Cast Stone Maintenance, Cleaning & Patching Procedures

MAINTENANCE:

- 1) Precast products should be protected during construction in order to prevent chipping, cracking & staining.
- 2) Once construction is complete, the owner may choose to regularly clean the façade in order to prevent the effects of weathering & aging. Power washing from a 4 – 5 foot distance is a safe method of cleaning installed stone. Northern Design Precast does not recommend any paints for the finished precast, however, silane sealers may be utilized in order to combat the effects of water damage. These coatings usually need to be re-applied on a two to three year basis, depending on the brand of the sealer.

CLEANING:

- 1) Seek advice from the Precast Supplier when confronted with precast that has been stained. All stains / blemishes need to be treated independently; different techniques may need to be utilized in order to rectify each particular issue. For example, simple dirt stains can be cleaned using a power washer or just soap and water. Difficult stains, such as grease, may need to be sandblasted and patched over. Chemicals are available for special situations.
- 2) As for basic cleaning, washing with soap and water is recommended. Acid washing can be more effective; however, the acid should be heavily diluted with water in order to prevent burning / streaking. Another risk to acid washing is that the appearance / finish may vary if every piece is not cleaned with the same process. Our product receives a sandblast finish prior to shipment, so only acid washing some areas may lead to an inconsistency in overall appearance around the façade.

PATCHING:

- 1) Patching is a very effective way to reduce the visual impact of chips and/or blemishes. Please follow the instructions below in order to reach the best results:
 - a) Only use a patch kit from the manufacturer that provided the precast stone. These patch kits need to be kept dry.
 - b) Remove any loose or unstable material so that patch is able to bond effectively.
 - c) Wet down the area to be patched. Apply C-21 bonding agent on areas where the chips are sizeable.
 - d) Just add water to desired amount of patch mix. Using the entire amount supplied is not necessary. Saving patch is recommended in case too much water is added. Mix to the consistency of a brownie mix.
 - e) Trowel / sponge the patch on to the area of concern; leave it just a hair heavy so that the patch sits above the desired surface.
 - f) Larger chips may need to be formed. Use smooth, small pieces of flat material so that the patch can be filled into the space and secure the form so that the patch can set up effectively. Once the patch is set up, gently slide the form from the patch so that it can keep its shape. Pulling the mold right off may pull the patch out with it.
 - g) Once the patch is set up (hardened), lightly rub down with your hand or a soft stone. This process will get the patched area smooth to the surface of the piece. For best results, let the patch set up for at least 24 hours before rubbing it down.
 - h) Repeat the patching process if necessary. There will be a slight color variation until the patch is completely cured (30 – 60 days). Immediate results should not be expected. Keep in mind, a patch is a fix; the repaired stone will never look perfect. The idea is to get it to a point where it is tough to notice any imperfection.