

MAINTENANCE GUIDE



Our Maintenance Guide has been designed to provide you with peace of mind when it comes to looking after your property investment.

Your home is probably the biggest investment you will make and is likely to be your most valuable asset, and the best way to protect this asset is with a little regular maintenance. For less effort than would be typically expended on maintaining your car or your garden your home can be kept in first class condition life long.



Simple things like clearing leaves from blocked gutters, keeping gardens at an appropriate distance from the cladding, and cleaning windows in a timely manner, all contribute to the longevity of your home.

We have produced this pro-active maintenance guide, designed to advise you of your obligations as the owner not only for the long-term performance and look of your exterior façade, but to comply with the requirements of the New Zealand Building Code. This document has a Maintenance planner included so keep in a safe place for easy reference and monitoring of your efforts, and too show prospective buyers what you have undertaken

during your ownership. A Resene Construction Systems representative will visit your home 2 years after original works are completed to assess the completed work, and to assist you with decisions on maintenance.

It is your responsibility as the owner to advise Resene Construction Systems immediately should you or the occupier notice anything untoward, such as visible cracks or impact damage.

Plan what maintenance you propose to undertake.

Take into consideration the type of work that is required, and the time of year you want to get it done. Most external maintenance is completed in the summer, as this is generally the best weather for outside jobs. A little time and effort now can prevent expensive repairs in the long term. If you are planning on fixing brackets, security lights, or any other fixture to the exterior make sure you have the skills and equipment to undertake the task. If exterior work requires you to make a penetration through the exterior façade you must call us for direction 0800 50 70 40 a simple phone call could save you time and money later.



General Maintenance is a requirement of the Resene Construction Systems performance guarantee.



How often should I clean my Resene Construction Systems Façade?

You will need to clean down your plaster finish every 12-18 months. Most airborne dirt particles accumulate on exterior surfaces during the summer months, so, before the winter rain washes the dirt from gutters and windows down the walls, give these areas a clean; this will dramatically reduce the chances of your plaster finish being stained. Also when cleaning, check your spouting to make sure there are no leaves that could block drains or cause overflows when it rains.

How do I clean my Resene Construction Systems Façade?

For best results use Resene Paint Prep and House Wash liquid concentrate. Apply the diluted solution with a soft broom, and wash off with copious amounts of fresh water. Most detergents have a detrimental effect on fish life so avoid letting the washings run off into the storm-water system. DO NOT use harsh solvent based cleaners.

If the Resene Construction Systems surface gets damaged how is it repaired?

Contact your Registered Plasterer, they will provide the necessary expertise to remedy the damage. If you are unable to contact a Registered Plasterer call Resene Construction Systems FreePhone 0800-50-70-40 – we will arrange for an onsite visit and provide an assessment for repairing the cladding.





Do I need to re-paint?

Re-painting the exterior should be undertaken by a professional painter every 7-10 years to ensure the integrity of the entire system. If you select a colour which has an LRV (light reflectance value) less than 25% you can expect to repaint earlier as darker colours tend to absorb more UV light, inturn degrading of this is occurs more rapidly. Call Resene Construction Systems for re-coating options.

Can I raise the landscaping up against the plaster?

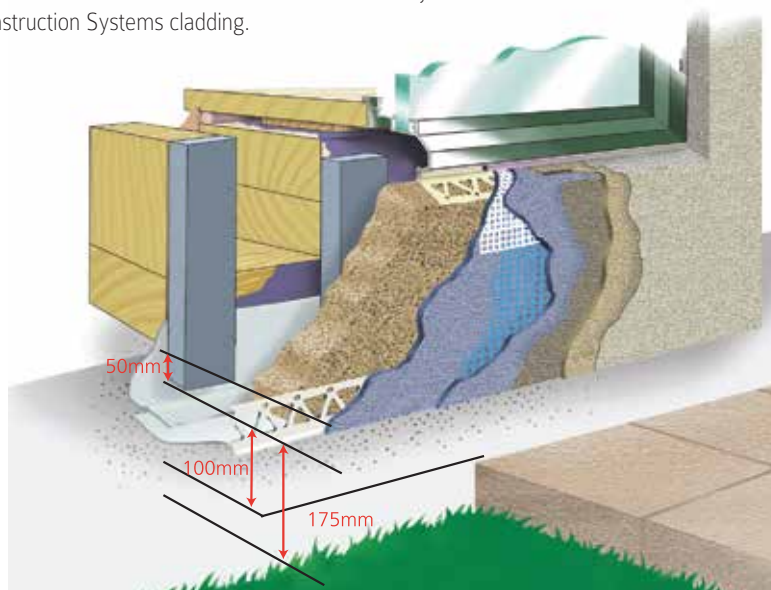


No. All exterior claddings fixed over timber frame require a minimum ground clearance to ensure no moisture gets to the bottom timber plate of the wall by capillary action. Also cavity based exterior claddings require ground clearance to allow for adequate drainage and air flow behind them. Resene Construction Systems façade systems are installed 50mm below the bottom plate and are installed over a drained and ventilated cavity.

The New Zealand Building Code requires the following clearances from paved and unpaved surfaces:

Paved surface – 100mm from the underside of your Resene Construction Systems cladding (see image)

Unpaved surface – 175mm from the underside of your Resene Construction Systems cladding.



If you have any questions or are unsure please call us direct on 0800 50 70 40.

Effective from 1 May 2005

MY HOME MAINTENANCE PROGRAM

Date
Signature



| Maintenance Item | E.I.A. | Best time | Date | | | | | | | | | | | | | | | | | |
|---|-----------------------------------|--------------------------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Clean out gutters *1 Remove leaves and other obstructions | 6 monthly | Autumn | | | | | | | | | | | | | | | | | | |
| Inspect exterior sealant junctions *2 Window perimeter / pipe penetrations / control joints | Yearly | Early Winter | | | | | | | | | | | | | | | | | | |
| Ground - cladding clearances 175mm unpaved / 100mm paved | Yearly | Early Winter | | | | | | | | | | | | | | | | | | |
| Inspect drain & scupper outlets. Also check deck to cladding base. Remove leaves and other obstructions | Yearly | Early Winter | | | | | | | | | | | | | | | | | | |
| Re-paint exterior walls. Refer Resene construction Systems Core Maintenance Guide | 7 - 10 years | Summer | | | | | | | | | | | | | | | | | | |
| Re-paint / clean roof *3 Refer manufacturers specifications | | Summer | | | | | | | | | | | | | | | | | | |
| Bolustrade / wall intersections. If Crocking has occurred contact Resene Construction Systems | 6 monthly | End of Summer | | | | | | | | | | | | | | | | | | |
| Inspect exterior walls, roof and guttering | Yearly | End of Summer | | | | | | | | | | | | | | | | | | |
| Clean exterior walls Resene Paint Prep and Housewash liquid concentrate | 12-18 months | End of Summer End of Winter | | | | | | | | | | | | | | | | | | |
| Performance Guarantee Onsite Assistance 0800 50 70 40 Site inspection by Resene Representative | 2 years after original completion | date | | | | | | | | | | | | | | | | | | |

Resene Representatives signature

*1 more often if near trees with high leaf litter
*2 refer manufacturers specifications for re-placement
*3 depending on roof type and manufacturers specifications

Resene

Construction Systems

Christchurch

Telephone 03 3386328

Auckland

Telephone 09 259 2732

Wellington

Telephone 04 567 3576

The Resene network is New Zealand wide from Keri Keri in the North to Invercargill in the South.

Call our Onsite Assist 0800 50 70 40 for your nearest consultant or visit our website:

www.reseneconstruction.co.nz