Coatings Maintenance Manual

"We never take shortcuts on Quality"

– David Haymes

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Haymes Paint
Maintenance Manual

Date:01/09/2019

Project: Residential

Project Address: Kuran Street Maroochydore QLD

Introduction:

Thank you for choosing Haymes Paint for your project. Since 1935, the Haymes family has been proudly manufacturing products that are made for Australians, by Australians and over 80 years, have grown to become the largest family owned paint manufacturer in the country.

The following recommendations will increase the longevity of appearance for painted surfaces and assist in guiding painting maintenance practices. Publications referenced in the production of this maintenance manual include:

- Australian Standard AS/NZS 2311:2017 for the painting of buildings, section 7: Maintenance of Painted Surfaces
- Australian Paint Manufacturers recommendations for caring of painted surfaces (http://www.apmf.asn.au/)

Our commitment to you is to provide a sustainable system which enhances and protects the painted surfaces, understanding that an environment which looks great is an important part of community and overall wellbeing.

Refer to the supplied project specification for recorded products, colours and Haymes Product Data Sheets for instructions in use of materials.



Contents

Introduction: 1
Quality and Performance of Haymes Paint products 3
Inspections 4
Cleaning Painted Surfaces 4
Interior Ceiling and Wall Paintwork 4
Architraves, Skirtings & Doors 4
Exterior 4
Paint Touch Ups and Repainting 5
Walls and Ceilings 5
Surface preparation 5
Plasterboard 5
Plaster 5
Ceilings 6
Walls 6
Interior & Exterior Trims, Doors & Frames 7
Surface Preparation 7
Application 7
Substrates 8
Timber 8
Masonry 8
General Surface Preparation 8
Application 8
Rendertex Rendershield 9
Post Application 9
Identifying Rendershield Finish Application Methods 9
Touch Ups and Repairs 9
Disclaimer 10

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Quality and Performance of Haymes Paint products

Haymes Paint is an Australian owned paint company that has been developing and manufacturing coatings products in Australia for 83 years. Haymes Paint has always been focussed on the delivery of the best quality and performing paint for Australian homes, as out Chairman David Haymes stated in the 1980's, "we never take shortcuts on quality".

As part of Haymes Paint focus on quality, we have accreditations, such as ISO 9001, APAS (Australian Paint Approval Scheme) and our laboratories are certified by NATA (National Association of Testing Authorities) and we are subject to routine external audits by those organisations to ensure that we are meeting the quality and performance requirements of those accreditations as we develop and manufacture our products. Haymes Paint is also a full member of the APMF (Australian Paint Manufacturers Federation).

APAS is administered by CSIRO (Commonwealth Scientific and Industrial Research Organisation) and both our R&D and QC laboratories and our manufacturing facility in Ballarat are APAS accredited. APAS also has many product specifications for a range of coatings products, including Architectural and Decorative products that are used in new and existing homes and buildings. Our interior and exterior paint ranges are approved to many APAS specifications, ensuring that the performance and quality of the products is up to demands of the Australian market. To meet APAS specifications, our products are carefully developed in our R&D laboratories over years. We always develop products to exceed the APAS specifications and to outperform the Australian Standard test requirements that are outlined in the specifications.

Details on APAS and APAS specifications can be found on the APAS website, https://apas.gov.au/

Haymes Paint Ultra Premium range, including Solashield for exterior surfaces and Expressions for interior walls are the equal of, or better than our main competitors here in Australia. Our exterior paints, including Solashield are subjected to long term exterior exposure at our Ballarat site in Victoria and also at an approved weathering exposure site in far north Queensland near Cooktown. Only products that survive years of severe and rigorous testing at these sites will be put into a Haymes Paint can.

Our success is built upon our products and people, as we are not a foreign owned multinational or owned by shareholders and large capital funds, we can invest continually back into our research and development and manufacturing to ensure that we always deliver innovative products with the best performance and quality, whilst minimising our impact on the environment.



Inspections

Annual inspections are advised for all painted surfaces. Areas subject to high levels of exposure to the elements plus interior surfaces with frequent use and contact including hallways, floors and wet areas (E.g. Bathrooms, kitchens and laundries).

Surfaces may be prioritised on the basis of the following:

- Cleaning
- Paint Touch ups and Repainting

Cleaning Painted Surfaces

General: Although surfaces may be touch dry on the same day after application, full curing of the coating is significantly longer. New paintwork should not be exposed to steam or condensation for 72 hours. Protect the coating against abrasive contact and exposure to detergents for 7 days. After this time can be cleaned with a mild detergent solution and a soft cloth. Prior to cleaning, test the method for cleaning in an inconspicuous area. Do not leave detergent solution on surface for any longer than necessary.

Interior Ceiling and Wall Paintwork

Washing the wall surface: the surface should be washed down using warm water with a small amount of mild detergent using a soft lint free cloth. Soft actions should apply, do not rub vigorously. Wash the area with clean water and allow to dry.

It is recommended that you do not use harsh abrasives, stiff scrubbing brushes or caustic preparations. These will polish the surface, resulting in permanent damage to the paint film which can only be rectified by repainting.

In case there is an incidence of severe staining (e.g. spilled food) clean the affected area immediately before the stain dries.

Architraves, Skirtings & Doors

For trim and doors finished with acrylic or solvent based enamel system we recommend the following:

Clean the surface using warm water with a small amount of mild detergent using a soft lint free cloth. Wash down the entire surface with warm clean water and allow to dry.

Regular cleaning will rejuvenate the appearance of your painted surface coating

Exterior

Exterior timber finishes should be washed frequently with a pressure wash unit to remove dirt, dust and surface contaminants but at a distance and impact level that will not damage the substrate. Regularly inspect the surface for signs of wear as the finish should be reapplied at the first signs of degradation.

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Paint Touch Ups and Repainting

Touching up is the recoating of a relatively small portion of a surface so as to hide visible imperfections or defects which cleaning alone cannot accomplish.

The application of the touch up should match as closely possible to that of the original method e.g. brush type or roller sleeve as variations in reflected light will create visible inconsistencies. Sheen levels of applied finishes may change over time as will the colour. Therefore, touch ups applied a significantly longer time following prior application may initially display a contrast but will blend in over a period of time.

It may be necessary to wash a whole section round the repair to minimise conspicuousness, or reckoning on extent of repair, full sectional painting as per the Haymes Paint specification and products datasheets.

Walls and Ceilings

Surface preparation

1. Fill cracks, nail holes and imperfections with appropriate filling compound.
2. Scrape all loose/flaking paint. Sand smooth & dust down. All surfaces must be clean, bare, dry and free

of wax, grease and other contaminants.

3. Wash down walls with a sugar soap solution such as Haymes Unikleen to remove greasy deposits or a 10% bleach solution to remove and kill mould.
4. Prime bare surfaces with the appropriate undercoats or primers.

Plasterboard

(Paper Faced Wallboard, Gyprock Wallboard)

Plasterboard sections are joined together using joining compounds and finishing cements. These are very porous, and must be sealed before top coat paints are applied to achieve a uniform finish over the entire area.

Plaster

(Set Plaster, Fibrous Plaster)

Smooth surfaces such as these can be finished in the same way as plasterboard, but there is one important difference in preparation since the surfaces tend to be powdery and poorly bound. Best adhesion to these smooth surfaces is achieved when they are sealed with an oil-based sealer or undercoat.

Care must be taken in assessing the condition of the plaster before sealing. Oil based paints are not resistant to the alkalis present in plaster, and it is therefore very important to ensure that the plaster is fully dry before painting with an oil-based paint, up to 28 days may be required depending on the thickness of the plaster and the ambient conditions.

Ceilings

Ceiling paints are very flat and minimize the reflected light. They are not very washable but this is not a problem since they rarely require cleaning. Use drop clothes to avoid drips on floors and furniture. Cut in around edges and cornices using a brush. Use a 15 – 20mm nap roller to apply over the remainder of the ceiling. 2 coats will usually be required.

Walls

A higher sheen level usually indicates greater film durability, washability and resistance to marking or surface soiling.

Low sheen or flat finishes are excellent for hiding surface imperfections due to their low levels of light reflection. However they have a lower resistance to wear and soiling. Low sheen is more washable than Matt for example and so is more suitable for use in living areas.

In wet areas such as bathrooms, laundries and kitchens with poor ventilation or areas where there is a buildup of steam a semi-gloss paint can be used instead of low sheen. Semi-gloss will withstand more frequent washing in the event of a buildup of oils or mould growth.

Cut in corners and around doors and windows with a brush or edging tool. Use a 10 - 12mm roller to apply paint over the rest of the wall area. 2 coats will be required.

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Interior & Exterior Trims, Doors & Frames

Surface Preparation

Fill cracks, nail holes and imperfections with appropriate filling compound.

Scrape all loose/flaking paint. Sand smooth & dust down, sanding gloss surfaces to a dull finish. All surfaces must be clean, bare, dry and free of wax, grease and other contaminants.

Wash with a sugar soap solution such as Haymes Unikleen to remove greasy deposits or a 10% bleach solution to remove and kill mould.

Prime bare surfaces with the appropriate undercoats or primers.

Refer to individual Haymes Paint Product Datasheets and Specifications for detailed substrate preparation guides.

Application

All of the trim products can be applied by brush, roller or spray. In large areas apply by roller, it is important to choose a short nap such as 5 - 8mm in either mohair or a "fiddly Bits" sleeve. Foam and flock rollers also result in smooth finishes.

Runs and drips can be avoided by not applying the products too thickly.

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Substrates

Timber

- Expands and contracts
- Flexible finish required
- Tannin stains – Susceptible timbers such as Cedar require an oil-based undercoat such as Haymes Ultralock.

Masonry

- Includes brick, render, cement, concrete
- Subject to moisture migration
- Subject to efflorescence or salt migration

General Surface Preparation

1. Fill cracks, nail holes and imperfections with appropriate Haymes filing compound.
2. Scrape all loose/flaking paint. Sand smooth & dust down. All surfaces must be clean, bare, dry and free
3. of wax, grease and other contaminants.
4. Sand weathered greyed timber back to a sound surface.
5. Wash with a sugar soap solution such as Haymes Unikleen to remove dirt and contaminants
6. Remove mould using a 10% bleach solution.
7. Prime bare surfaces with the appropriate undercoats or primers.

Refer to individual Haymes Product Data Sheets for detailed preparation and application instructions.

Application

Optimum application conditions are 10°C or greater than 30°C. Ensure surface to be painted is above 10°C or the film will not form properly and durability will be compromised.

- Test for loose residues with adhesive tape. All loose material including dust must be removed prior to painting.
- On porous surfaces such as masonry the first coat may be thinned with up to 100ml per litre of clean water.
- Avoid painting if rain is expected within 24 hours.

Rendertex Rendershield

Post Application

Protect the coating from water or other liquids for 24 hours after application and against abrasive contact for 7 days after application.

Identifying Rendershield Finish Application Methods



Applied with

Long Nap Roller



Applied with

Medium Texture Roller



Applied with

Coarse textured Roller

Touch Ups and Repairs

Structural faults must be repaired prior to painting works. Fill cracks larger than 2mm. Large cracks and patches should be treated with Haymes Rendertex Render Patch accompanied by 20% Portland Cement as per instructions. Once dried, sand smooth and thoroughly remove all dust.

If cracks occur due to substrate movement or other external factors, once filling has been undertaken and repaired area is suitable for painting, we would recommend a touch-up application of Haymes Renderprime followed by Rendershield using the same equipment and technique as initially undertaken. It is possible the touch up may not blend perfectly with the initial application as membrane/texture finishes are more difficult to reinstate a consistent appearance.

It is possible a full sectional recoat will be required to restore uniformity which is not a fault of product or application.

Haymes Paint suggest touch ups and maintenance are initially undertaken on a single test panel to determine suitability of process prior to broad application.

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5. Any verbal information, assistance or advice provided by Haymes Paint or its representatives is provided without liability and responsibility.

6. Prior to the use of any products listed, applicators should consult and view the Product Data Sheets ("PDS") and Material Safety Data Sheets ("MSDS") available on Haymes Paint's website.

7. Prior to the use of each product recommended, Haymes Paint recommends the applicator test the product on a sample piece of the substrate.

8. Prior to specifying a system, the specifier should thoroughly read the specification system, PDS and SDS.

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