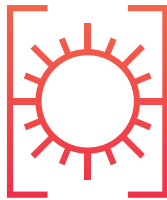


MAINTENANCE PROGRAMME

Summer



Autumn



Winter



Spring



Our Maintenance Programme 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 programme, to advise and assist 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.

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.

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 low pressure wash to remove. 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 us 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 have selected a dark colour you can expect to repaint earlier. To make life easier, we will send you a letter in advance with the original plastering contractors details to arrange a quote for re-painting. The system warranty requires that the exterior is overcoated with Resene paints. This ensures you are maintaining the cladding with the best possible and compatible coating system. Also check that the LRV light reflectance value is not lower than what was originally applied as this may impact on the performance of the system.

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 cladding

Unpaved surface – 175mm from the underside of cladding.



Resene Construction Systems

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Our contractor network is New Zealand wide from Kaitaia in the North to Invercargill in the South.

Call 0800 50 70 40 for your nearest consultant or visit our website: reseneconstruction.co.nz