Maintaining Painted Surfaces

Extend the service life of your paint coatings with proper care and maintenance.

Kelly-Moore Paints
Maintenance & Service Life

Proper Care & Maintenance will keep your painted surfaces looking new longer and maximizing the life of your project.

**High Quality Paints** provide better surface protection, are easier to maintain, and reduce repaint frequency. Use top of the line coatings for maximum longevity and performance.

**Routine Inspections** of your paint job will help proactively identify maintenance needs and avoid major issues. Inspect surfaces every 3-6 months and clean, repair, touch up, or repaint as needed.

**Cure Time** is important for paint to achieve full performance characteristics. Allow up to 30 days after final application for full cure and durability of your painted surface.

**Dark Color Paints** will require more time to cure than light color paints. They may also show marks, discolor, or damage more easily and require more frequent maintenance.

### Cleaning

General Cleaning should wait until at least two weeks after final paint application. Always test your cleaning method on a small area to ensure that it does not damage the paint film and meets your needs before applying to the entire surface. Do not use aggressive chemicals or cleaning solutions. Once cleaning is completed, lightly wash down the entire surface with clean water and ensure any cleaning solution is removed. Repeat cleaning steps if necessary.

**Dirt & Other Contaminates** can often be cleaned with a new soft cotton cloth or sponge and fresh water. Mild detergent may be added to the water for heavy dirt or contaminates. A soft bristle brush or power washer on a low pressure setting can be used for exterior surfaces.

**Mildew** should be cleaned using a 3/1 mixture of water and household bleach on a soft cotton cloth or sponge. For heavy mildew, allow the solution to sit on the surface for up to 20 minutes before washing off. Do not paint directly over mildew.

**Stains** that are not removed through cleaning should be primed with an appropriate stain blocking primer and repainted.

### Surface Conditions

**Peeling, Blistering, & Delamination** can occur from a wide range of causes. Some of the most common are from painting over inadequately prepared surfaces or when moisture enters the substrate behind the paint film.

To repair peeling, blistering, or delamination, carefully remove the damaged paint. Then, smooth the area with an appropriate patching compound, prime, and repaint.

It is important to determine the cause of the peeling, blistering, or delamination issue and to correct that problem before patching and repainting. If you are unsure of the cause or need additional advice, contact a local Kelly-Moore representative.

**Yellowing** is a condition with alkyd and solventborne paints that occurs naturally over time. It can be accelerated if the paint film is shaded from light or exposed to ammonia during the cure process. While alkyd or solventborne paints offer some performance benefits, it is important to understand that yellowing can happen with these coatings.

Priming and repainting is required to repair yellowing. Use a high quality waterborne acrylic finish to avoid future yellowing.

**Surfactant Leaching** can occur when waterborne paints are exposed to excess moisture or cold temperatures during the cure process. It shows as surface staining or sheen variation and feels like a soapy or sticky substance.

To remove surfactant leaching, clean with fresh...
water using a new soft cotton cloth, sponge, or power washer.

Do not paint directly over surfactant leaching as it can cause the surfactants to return to the surface. Surfactant leaching can be avoided by keeping the paint film free of moisture and above recommended temperatures for at least 24 hours after application.

**Chalking** can occur over time as weathering and UV light breaks down the paint film. It shows as a dusty or chalky substance on the surface of the paint.

To remove chalking, clean with fresh water using a new soft cotton cloth, sponge, or power washer. Light chalking can be primed with an appropriate sealer.

Do not paint directly over heavy chalking as it can cause adhesion loss of the new paint.

**Efflorescence** is the migration of salt to the surface of a porous substrate that forms white crystalline deposits. Moisture inside of the substrate dissolves the internal salts and they migrate to the surface as the moisture evaporates. It shows as a hard white substance on the surface and is a common occurrence on masonry.

To remove efflorescence from painted surfaces, use fresh water and a stiff brush to clean. Efflorescence cleaning solutions can be used for difficult to remove areas.

Do not paint directly over efflorescence as salts can return to the surface. Efflorescence can be avoided by ensuring the substrate is free of moisture prior to painting and that all areas where moisture may enter the substrate are sealed.

**Alkali Burn** is the deterioration of paint caused by high alkalinity (pH). It shows as a discoloration of the paint film.

 Priming and repainting is required to repair alkali burn. Before repainting, it is important to ensure the surface is below 13 pH. Use a high quality, alkali resistant, primer and paint when recoating.

**Color Fade** occurs naturally when paint is exposed to intense UV light. In general, color fade is subtle and fairly even across exposed surfaces. Darker or more vibrant colors may have a more noticeable color change than lighter or less vibrant colors. Color fade is most common on exterior southern and western exposures as they tend to receive the most UV light.

Chalking, efflorescence, and alkali burn can often be confused with color fade. To identify the issue, attempt to clean the surface and compare shaded areas to exposed areas. If the surface discoloration is removed with cleaning, it is most likely chalking or efflorescence. If the discoloration is noticed in both shaded and exposed areas, it is possible that it is alkali burn. Remember, color fade will not be able to be cleaned from the surface and will appear fairly even across exposed surfaces only.

Repainting is required to repair color fade. Selecting lighter or less vibrant colors and using high quality paints will provide the best resistance against color fade.
Touching Up

General Touch Ups may be needed periodically to repair or maintain painted surfaces. Apply touch up paint in light coats feathering the edges to blend the finish. Whenever possible, touch up using the same application method as use when the coating was originally applied to help with uniformity. Touch up paint can also be thinned a small amount to help blend the area.

Original Material should be used whenever possible for touch ups. Each batch of paint will have a natural variance in color and sheen. Touching up with the same material that was originally used to paint the project will provide the best color and sheen match. When painting is first completed, retain some of the original material in a tightly sealed container and location where it will be protected from freezing. If more material is needed, intermix the new material with the original material for a better match.

Paint Finish or Sheen will often impact the overall look of a touch up. Lower sheen or flatter paints will pick up less light and the touch ups will blend in easier. Higher sheen paints will be more difficult to touch up as they may reflect light differently from the newly painted area. In areas with critical light such as hallways or rooms with high ceilings, touch ups from lower sheen paints may still be noticeable and require repainting.

Corner-to-Corner Painting is an excellent way to blend in areas that need significant touch ups or have critical light. Applying an even coat to the entire section can help color and sheen uniformity. Corner-to-corner painting is also helpful when the original material is not available for touch up.

Testing is important to ensure touch ups meet your expectation for consistency. Apply a small amount of the touch up paint in an inconspicuous area and allow it to dry before touching up the entire project. If the touch up is too visible, corner-to-corner painting is recommended to achieve consistency.

Refer to the appropriate Technical Data Sheet for full product information.

Please contact a local Kelly-Moore representative for additional assistance or to answer any questions.