Bespoke CLADDING AND RENDER

Keeping the finish, and the warranty.

A rendered lightweight wall is a system: a board or panel, a reinforced basecoat, a texture and a membrane topcoat. The topcoat keeps water out of the basecoat, holds the colour and carries the warranty. Every manufacturer we install makes annual maintenance a condition of that warranty. This guide tells an owner what to do, how often, and what to leave to a professional.

Every year

– Wash the walls with cold water at low pressure, 450 psi or less, with a fan nozzle held 200 to 300 mm from the wall at 45 degrees. Test a hidden area first. On the coast, wash every six months.
– For stubborn grime use a soft brush and warm, not hot, soapy water. Never a stiff brush, hot water or solvents on an acrylic texture.
– Walk every elevation and look for hairline cracks, especially at window corners, control joints and where the render meets another material.
– Check sealant at control joints, around windows and doors and at penetrations. Replace any that has cracked, shrunk or pulled away.
– Look for algae or mould on shaded walls, under eaves and behind planting, and for water sitting on parapets, sills or balustrade tops.
– Keep the ground clearance at the base of wall: no garden soil, mulch, paving or pebbles built up against the render.
– Record the inspection. Basroc requires the annual maintenance to be logged with the manufacturer; the others expect the owner to keep a record.

Fix promptly

– Hairline cracks: fill with a paintable polyurethane sealant as a temporary measure and have the cause assessed if they return or widen.
– Failed sealant: cut out and replace with the manufacturer's nominated sealant over a backing rod.
– Impact damage: a lightweight render cannot be spot-patched invisibly. Repairs run from control joint to control joint, or corner to joint, and should be done by the installer.
– Efflorescence: scrub with a 5 percent white vinegar solution and rinse.

Every 7 to 10 years

– Recoat the membrane topcoat edge to edge, in the same product family, before the existing coat chalks or fades to the point of letting water through. This resets the coating warranty on most systems.

– Keep the colour's light reflectance value at 40 or above on any EPS system. Dark colours overheat the foam and the warranty excludes the result.

Never

– Fix anything to the render. Clotheslines, hoops, pergolas, gates, taps and lights go into framing or independent posts, never into the panel.
– Put a barbecue, flue, heater or hot water unit against the wall. Keep heat sources at least 1.5 m away and the surface below 80 degrees.
– Let garden beds, retaining walls or decking cover the base of the wall or the weep holes.
– Pressure-clean with a turbo nozzle, or use a stiff brush, hot water, acids or solvents.
– Run PVC cable directly against an EPS board; services go in conduit.

What is normal

Fine texture variation between elevations in different light, slight colour change as the membrane weathers evenly, and a hairline crack at a control joint that has done its job by moving. What is not normal is a crack that runs through a joint, a soft spot in the wall, a bulge, or staining that returns after washing. Call us and we will look at it.

Warranty summary

System	Warranty	Condition
Basroc	7 years; 10 with Basroc membrane	Annual maintenance logged with Basroc; certificate of installation obtained
CSR Hebel	20 years on panels, to 3 storeys	Installed to the current Design and Installation Guide; coating maintained to the coating manufacturer's guide; coastal wash-down where it applies
Sto	StoWarranty 10, 15 or 20 years	StoService Assurance inspection every 2.5 years; registered contractor
Unitex	7 years product	Annual wash and inspection; Uni-PTC recoat every 7 to 10 years at LRV 40+
NRG Greenboard	10 years on sheets; render partner 7 to 15 years	Installed to Edition 13; approved render components; LRV 40+
Dulux Exsulite	System warranty; Acratex coating 7 / 10 / 15 years	Certificate of installation lodged; annual wash; membrane recoat within 10 years

Questions about your facade: +61 408 028 108 or hello@bespokecr.com.au. Keep this guide with your handover documents.