

POSOL Residents Management Company Limited

Decoration of external rendering on houses at Port Solent

5 different types of rendering or substrate have been identified by a representative of C Brewer & Sons Limited of Albany House, Waterworks Road, Farlington, Portsmouth, Hampshire, PO6 1RD.

His findings and suggestions for the treatment for each type are set out in the following pages and we hope you will find them to be helpful. These recommendations are for previously unpainted rendering.

Please note that POSOL cannot endorse these recommendations or accept any responsibility if you choose to follow them.

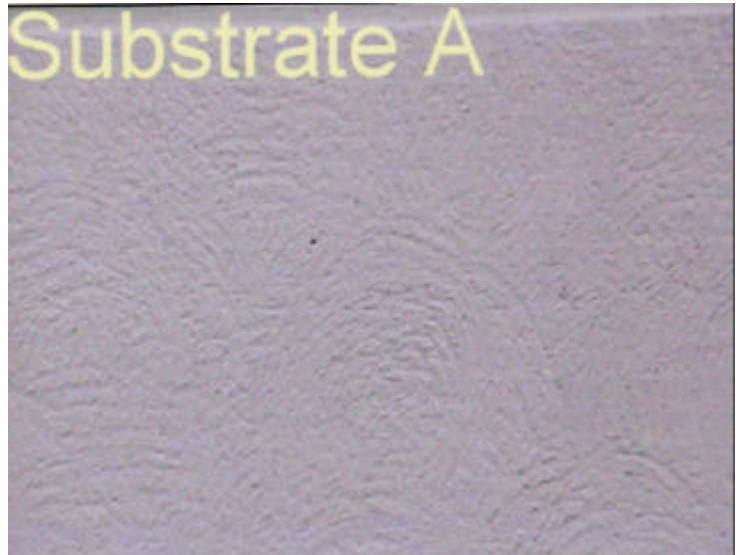
When you decide to have your rendering decorated, please ensure that you obtain as close a colour match as possible to the original finish, as it was when new. This will ensure the continuing harmony of the designed colour schemes for the estate as a whole. It will also ensure compliance with the covenant not to change the appearance of your property, without prior written approval by POSOL. The illustrations of the various types of rendering do not necessarily reflect the correct colours. They are for type identification only.

Brewers stress the importance of referring to and following the Manufacturers Product Data, Application and Health and Safety sheets, before the use of any of these products. If required, they will also make recommendations for the redecorating of previously painted rendering.

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Substrate A



On inspection, this substrate is a type of finishing render, applied to leave a decorative finished effect. It does not appear to be chalky or powdery and would not, at present, need any stabilizing or penetrating sealer. After the surface has been thoroughly cleaned and allowed to dry, it should be tested to see if a sealer should be used. A simple test, by rubbing your hand over the substrate surface to see if any chalky residue remains, on your hand and to see if there is any loose or friable material coming away from the surface.

Product and Substrate Preparation

Albany fungicidal wash is suitable for brush application only to new or previously painted interior or exterior wood and masonry surfaces contaminated with moulds, algae, fungi and lichen. Remove as much mould, algae, lichen or moss as possible by scraping and brushing, before treating. Dilute 4 parts clean water to 1 part wash and apply the solution by brush, only to affected areas. Leave for 24 hours and then thoroughly rinse and scrub with clean water to remove residues and dead growth.

Bradite TD39 is an industrial degreaser and is to be used, in this instance, in conjunction with a power washer. Once the surface has been thoroughly cleaned allow to dry.

1. Any mould or algae should be treated using Albany fungicidal wash. Apply 1 full coat by brush, diluted 4 parts clean water to 1 part wash, only to affected areas and allow to dry. Leave for 24 hours before washing off all residues with clean water.
2. Thoroughly clean using Bradite TD39 Industrial Cleaner/Degreaser in conjunction with cleaning machinery, power washer and allow to dry. Ensure that the substrate is left completely clean and free of all contamination.

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Substrate A: (continued)

Product and Application

Albany stabilizing solution is a solvent-based primer specially formulated to seal unstable areas, which remain, powdery and chalky after the surface has been thoroughly prepared. It should not be used as a general purpose sealer on normal or sound surfaces (e.g. not powdery and chalky after the surface has been thoroughly prepared). New or sound bare surfaces should only be sealed with a thinned first coat of the masonry paint itself.

Albany smooth masonry paint is an exterior quality emulsion paint based on an all acrylic resin. It contains a fungicide to inhibit mould growth on the paint film. Its smooth formulation makes it easy to apply and discourages dirt retention and algal growth.

On application, care should be taken to avoid any build up of paint in any crevices or gaps in the pattern. Remove any excess by brush, to a wet film thickness of 100? m, to achieve an overall dry film thickness of 40?m.

1. Depending on the substrate condition, after cleaning, as above. Apply 1 full coat Albany stabilizing solution and allow to dry.
2. Apply 1 full coat of Albany smooth masonry paint, thinned up to 10% with clean water, colour as required and allow to dry.
3. Apply 2nd full coat of Albany smooth masonry paint, colour as required and allow to dry.
4. Depending on colour and porosity of the substrate, apply 3rd full coat of Albany smooth masonry paint, colour as required and allow to dry.

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Substrate B



On inspection, this substrate is a type of usual masonry render, previously painted. It does not appear to be chalky or powdery and would not, at present, need any stabilizing or penetrating sealer. After the surface has been thoroughly cleaned and allowed to dry, it should be tested to see if a sealer should be used. A simple test, by rubbing your hand over the substrate surface to see if any chalky residue remains, on your hand and to see if there is any loose or friable material coming away from the surface.

Product and Substrate Preparation

Albany fungicidal wash is suitable for brush application only to new or previously painted interior or exterior wood and masonry surfaces contaminated with moulds, algae, fungi and lichen. Remove as much mould, algae, lichen or moss as possible by scraping and brushing, before treating. Dilute 4 parts clean water to 1 part wash and apply the solution by brush, only to affected areas. Leave for 24 hours and then thoroughly rinse and scrub with clean water to remove residues and dead growth.

Bradite TD39 is an industrial degreaser and is to be used, in this instance, in conjunction with a power washer. Once the surface has been thoroughly cleaned, allow to dry.

1. Any mould or algae should be treated using Albany fungicidal wash. Apply 1 full coat by brush, diluted 4 parts clean water to 1 part wash, only to affected areas and allow to dry. Leave for 24 hours before washing off all residues with clean water.
2. Thoroughly clean using Bradite TD39 Industrial Cleaner/Degreaser in conjunction with cleaning machinery, power washer and allow to dry. Ensure that the substrate is left completely clean and free of all contamination.

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Substrate B: (continued)

Product and Application

Albany stabilizing solution is a solvent-based primer specially formulated to seal unstable areas, which remain powdery and chalky after the surface has been thoroughly prepared. It should not be used as a general purpose sealer on normal or sound surfaces (e.g. not powdery and chalky after the surface has been thoroughly prepared). New or sound bare surfaces should only be sealed with a thinned first coat of the masonry paint itself.

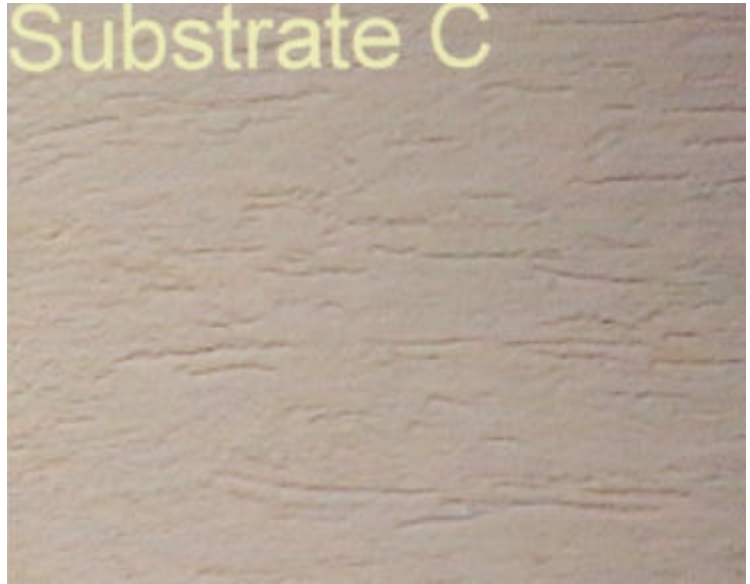
Albany smooth masonry paint is an exterior quality emulsion paint based on an all acrylic resin. It contains a fungicide to inhibit mould growth on the paint film. Its smooth formulation makes it easy to apply and discourages dirt retention and algal growth.

1. Depending on the substrate condition, after cleaning, as above. Apply 1 full coat Albany stabilizing solution and allow to dry.
2. Apply 1 full coat of Albany smooth masonry paint, thinned up to 10% with clean water, colour as required and allow to dry.
3. Apply 2nd full coat of Albany smooth masonry paint, colour as required and allow to dry.
4. Depending on colour and porosity of the substrate, apply 3rd full coat of Albany smooth masonry paint, colour as required and allow to dry.

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Substrate C:



On inspection this substrate is a type of finishing render, applied to leave a decorative finished effect. It does not appear to be chalky or powdery and would not, at present, need any stabilizing or penetrating sealer. After the surface has been thoroughly cleaned and allowed to dry, it should be tested to see if a sealer should be used. A simple test, by rubbing your hand over the substrate surface to see if any chalky residue remains, on your hand and to see if there is any loose or friable material coming away from the surface.

Product and Substrate Preparation

Albany fungicidal wash is suitable for brush application only to new or previously painted interior or exterior wood and masonry surfaces contaminated with moulds, algae, fungi and lichen. Remove as much mould, algae, lichen or moss as possible by scraping and brushing, before treating. Dilute 4 parts clean water to 1 part wash and apply the solution by brush, only to all affected areas. Leave for 24 hours and then thoroughly rinse and scrub with clean water to remove residues and dead growth.

Bradite TD39 is an industrial degreaser and is to be used, in this instance, in conjunction with a power washer. Once the surface has been thoroughly cleaned allow to dry.

1. Any mould or algae should be treated using Albany fungicidal wash. Apply 1 full coat by brush, diluted 4 parts clean water to 1 part wash, only to affected areas and allow to dry. Leave for 24 hours before washing off all residues with clean water.
2. Thoroughly clean using Bradite TD39 Industrial Cleaner/Degreaser in conjunction with cleaning machinery, power washer and allow to dry. Ensure that the substrate is left completely clean and free of all contamination.

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Substrate C: (continued)

Product and Application

Albany stabilizing solution is a solvent-based primer specially formulated to seal unstable areas which remain powdery and chalky after the surface has been thoroughly prepared. It should not be used as a general purpose sealer on normal or sound surfaces (e.g. not powdery and chalky after the surface has been thoroughly prepared). New or sound bare surfaces should only be sealed with a thinned first coat of the masonry paint itself.

Albany smooth masonry paint is an exterior quality emulsion paint based on an all acrylic resin. It contains a fungicide to inhibit mould growth on the paint film. Its smooth formulation makes it easy to apply and discourages dirt retention and algal growth.

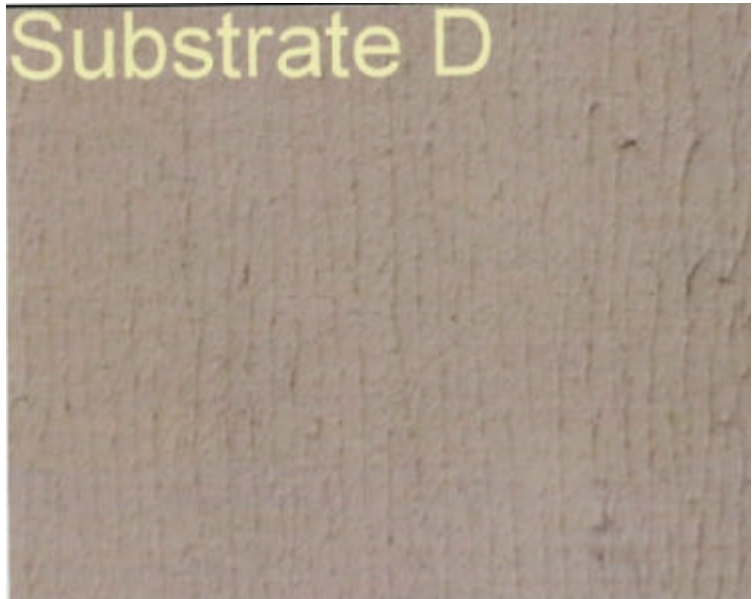
On application, care should be taken to avoid any build up of paint in any crevices or gaps in the pattern. Remove any excess by brush, to a wet film thickness of 100? m, to achieve an overall dry film thickness of 40?m.

1. Depending on the substrate condition, after cleaning, as above. Apply 1 full coat Albany stabilizing solution and allow to dry.
2. Apply 1 full coat of Albany smooth masonry paint, thinned up to 5% with clean water, colour as required and allow to dry.
3. Apply 2nd full coat of Albany smooth masonry paint, colour as required and allow to dry.
4. Depending on colour and porosity of the substrate, apply 3rd full coat of Albany smooth masonry paint, colour as required and allow to dry.

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Substrate D:



On inspection this is a render which has been coated with a high build type masonry finish. These coatings are normally applied by trowel and then roller to achieve a decorative effect. It does not appear to be chalky or powdery and would not, at present, need any stabilizing or penetrating sealer. After the surface has been thoroughly cleaned and allowed to dry, it should be tested to see if a sealer should be used. A simple test, by rubbing your hand over the substrate surface to see if any chalky residue remains, on your hand and to see if there is any loose or friable material coming away from the surface.

Product and Substrate Preparation

Albany fungicidal wash is suitable for brush application only to new or previously painted interior or exterior wood and masonry surfaces contaminated with moulds, algae, fungi and lichen. Remove as much mould, algae, lichen or moss as possible by scraping and brushing, before treating. Dilute 4 parts clean water to 1 part wash and apply the solution by brush, only to all affected areas. Leave for 24 hours and then thoroughly rinse and scrub with clean water to remove residues and dead growth.

Bradite TD39 is an industrial degreaser and is to be used, in this instance, in conjunction with a power washer. Once the surface has been thoroughly cleaned allow to dry.

1. Any mould or algae should be treated using Albany fungicidal wash. Apply 1 full coat by brush, diluted 4 parts clean water to 1 part wash, only to affected areas and allow to dry. Leave for 24 hours before washing off all residues with clean water.
2. Thoroughly clean using Bradite TD39 Industrial Cleaner/Degreaser in conjunction with cleaning machinery, power washer and allow to dry. Ensure that the substrate is left completely clean and free of all contamination.

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Substrate D: (continued)

Product and Application

Albany stabilizing solution is a solvent-based primer specially formulated to seal unstable areas which remain powdery and chalky after the surface has been thoroughly prepared. It should not be used as a general purpose sealer on normal or sound surfaces (e.g. not powdery and chalky after the surface has been thoroughly prepared). New or sound bare surfaces should only be sealed with a thinned first coat of the masonry paint itself.

Albany smooth masonry paint is an exterior quality emulsion paint based on an all acrylic resin. It contains a fungicide to inhibit mould growth on the paint film. Its smooth formulation makes it easy to apply and discourages dirt retention and algal growth.

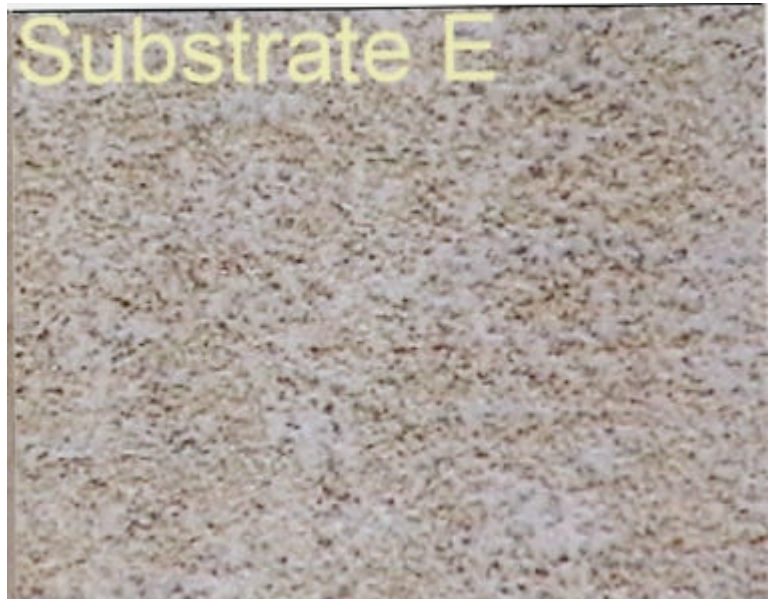
On application, care should be taken to avoid any build up of paint in any crevices or gaps in the pattern. Remove any excess by brush, to a wet film thickness of 100? m, to achieve an overall dry film thickness of 40?m.

1. Depending on the substrate condition, after cleaning, as above. Apply 1 full coat Albany stabilizing solution and allow to dry.
2. Apply 1 full coat of Albany smooth masonry paint, thinned up to 5% with clean water, colour as required and allow to dry.
3. Apply 2nd full coat of Albany smooth masonry paint, colour as required and allow to dry.
4. Depending on colour and porosity of the substrate, apply 3rd full coat of Albany smooth masonry paint, colour as required and allow to dry.

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Substrate E:



On inspection this substrate is a type of finishing render, applied to leave a decorative finished effect. It appears to be very porous and is chalky. It also has a sandy texture. A stabilizer solution will need to be used on this substrate. Care should be taken when cleaning, as to not damage the substrate.

Product and Substrate Preparation

Albany fungicidal wash is suitable for brush application only to new or previously painted interior or exterior wood and masonry surfaces contaminated with moulds, algae, fungi and lichen. Remove as much mould, algae, lichen or moss as possible by scraping and brushing, before treating. Dilute 4 parts clean water to 1 part wash and apply the solution by brush, only to all affected areas. Leave for 24 hours and then thoroughly rinse and scrub with clean water to remove residues and dead growth.

Bradite TD39 is an industrial degreaser and is to be used, in this instance, in conjunction with a power washer. Once the surface has been thoroughly cleaned, allow to dry. Care should be taken as not to damage the surface of the substrate while using the power washer. Ensure that the pressure is adjusted to suit.

1. Any mould or algae should be treated using Albany fungicidal wash. Apply 1 full coat by brush, diluted 4 parts clean water to 1 part wash, only to affected areas and allow to dry. Leave for 24 hours before washing off all residues with clean water.
2. Thoroughly clean using Bradite TD39 Industrial Cleaner/Degreaser in conjunction with cleaning machinery, power washer and allow to dry. Ensure that the power washer is set at a pressure that will not damage the substrate. Ensure that the substrate is left completely clean and free of all contamination.

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Substrate E: (continued)

Product and Application

Albany stabilizing solution is a solvent-based primer specially formulated to seal unstable areas, which remain, powdery and chalky after the surface has been thoroughly prepared. It should not be used as a general purpose sealer on normal or sound surfaces (e.g. not powdery and chalky after the surface has been thoroughly prepared). New or sound bare surfaces should only be sealed with a thinned first coat of the masonry paint itself.

Albany smooth masonry paint is an exterior quality emulsion paint based on an all acrylic resin. It contains a fungicide to inhibit mould growth on the paint film. Its smooth formulation makes it easy to apply and discourages dirt retention and algal growth.

On application, care should be taken to avoid any build up of paint in any crevices or gaps in the pattern. Remove any excess by brush, to a wet film thickness of 100? m, to achieve an overall dry film thickness of 40?m.

1. Depending on the substrate condition, after cleaning, as above. Apply 1 full coat Albany stabilizing solution and allow to dry.
2. Apply 1 full coat of Albany smooth masonry paint, thinned up to 5% with clean water, colour as required and allow to dry.
3. Apply 2nd full coat of Albany smooth masonry paint, colour as required and allow to dry.
4. Depending on colour and porosity of the substrate, apply 3rd full coat of Albany smooth masonry paint, colour as required and allow to dry.