

Tech Hotline

No. 0415-C

Care and Maintenance of StoColor® Lotusan® and other Sto Coatings

Through Lotus-Effect® Technology StoColor Lotusan has unique self-cleaning properties. The natural washing action of seasonal rainfall removes loosely adhered dirt and contaminants. As a result StoColor Lotusan requires limited maintenance and cleaning. On weather protected areas or where heavy soiling may occur periodic washing may be required.

StoColor Lotusan can be treated much the same as any other coated surface:

- 1) Pressure Washing - Pressure wash with clean water from the top of the elevation to the bottom. In areas where heavy soiling or mold and mildew is encountered a commercially available cleaning solution may be necessary (Olympic Deck Wash diluted one part Deck Wash: two parts water, Jomax) and follow manufacturers' instructions for mixing rates and application methods.

Instructions may suggest scrubbing the cleaning solution into the surface. Note that aggressive brushing or use of a stiff bristle brush may damage the coating. The surface should always be thoroughly rinsed with clean water to remove the detergent solution.

Consult local authorities for any restrictions regarding waste water run-off.

IMPORTANT: When pressure washing any surface, it is important to regulate the water pressure to avoid damage to the surface, substrate or surrounding property. This can be achieved by selection of the correct tip, adjusting the distance from the wall and mechanically adjusting the pressure setting on the equipment. Special attention should be given to substrates such as wood siding or EIFS construction where damage can occur at relatively low water pressure.

- 2) Other Building Maintenance
 - a. Look for signs of cracking, checking or other damage to the substrate, missing or failing joint sealants or caulking. These should be repaired with the appropriate material and recoated as prescribed to prevent any further ingress of moisture into the wall system.
 - b. Trim back hedges from walls, prune over hanging foliage and ensure gutters are kept clear to facilitate good water run-off.

This is intended to be a maintenance guideline. There may be other conditions present at your property location that are not addressed here.

There may be a temporary loss of the super hydrophobic Lotus-Effect® technology following the use of any chemicals or cleaners. Normal exterior exposure should restore the effect after approximately 30 days following cleaning. Any residue of cleaning solution may prolong this recovery period.