Architectural Finishes: Care and Maintenance Standard

Inspection, Maintenance, and Surface Care Guidance for Exterior Stucco Finishes, Premium Acrylic Finishes (PAF), and Interior Gypsum Architectural Finish Systems.

RSC Resource Document

1.0 Purpose

This document establishes inspection, care, and maintenance guidance for architectural finish materials manufactured by Western Blended Products (WBP). The purpose of this standard is to define routine maintenance practices that support the long-term aesthetic and functional performance of architectural finish coatings applied to plaster assemblies.

Architectural finishes serve as both protective and visual surface layers. Proper maintenance supports preservation of finish appearance and assists in maintaining the intended architectural character of the installed surface.

2.0 Scope

This document defines inspection, cleaning, maintenance, and response practices for architectural finish materials manufactured by Western Blended Products used in exterior and interior plaster assemblies.

This standard applies to the following finish categories.

2.1 Exterior Stucco Finish Coats

Exterior Stucco Finish Coats include the following Western Blended Products cement-based architectural finishes:

- Base A Exterior Stucco Finish
- Base B Exterior Stucco Finish
- Paint Base Exterior Stucco Finish

2.2 Premium Acrylic Finishes (PAF)

Premium Acrylic Finishes (PAF) include the following Western Blended Products acrylic architectural finish coatings:

- Premium Acrylic Finish (PAF) PW
- Premium Acrylic Finish (PAF) Plus
- Premium Acrylic Finish (PAF) e2
- Premium Acrylic Finish (PAF) Nova Stone
- Premium Acrylic Finish (PAF) Vera Stone
- Premium Acrylic Finish (PAF) Vera Mist

2.3 Interior Gypsum Finish Systems

Interior gypsum finishes include the following Western Blended Products interior plaster finishes:

- California One-Kote
- California White Kote
- Fenestra Old World Finish

3.0 Document Application

This document is intended for use by:

- building owners
- facility managers
- architects

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• contractors
• maintenance personnel

This document provides general maintenance guidance for architectural finish surfaces. Project-specific conditions may require evaluation by qualified building professionals.

4.0 Finish System Overview

4.1 General

Architectural finishes are the exposed surfaces of plaster assemblies that provide texture, color, and visual character to building facades and interior surfaces. These finishes are designed to perform as durable architectural coatings when applied over properly constructed basecoat systems.

The appearance and condition of architectural finishes may gradually change during the service life of a building due to environmental exposure, natural weathering, building movement, and lighting conditions. These changes are typical characteristics of exposed construction materials.

4.2 Exterior Stucco Finish Coats

Exterior Stucco Finish Coats are portland cement-based architectural finishes applied over cement plaster basecoat assemblies installed in accordance with Western Blended Products system documentation and applicable building codes and regulations.

Cement-based finishes are mineral materials that develop hardness through cement hydration. Because these materials are mineral in nature, surface appearance may be influenced by curing conditions, environmental exposure, and substrate characteristics.

4.3 Premium Acrylic Finishes (PAF)

Premium Acrylic Finishes (PAF) are factory-prepared architectural finish coatings formulated with acrylic binders and graded aggregates. These finishes provide textured architectural surfaces with flexibility and resistance to environmental contaminants.

Premium Acrylic Finishes are applied over approved basecoat or leveling surfaces within Western Blended Products system assemblies installed in accordance with WBP system documentation and applicable building codes and regulations.

4.4 Interior Gypsum Finish Systems

Interior gypsum finish systems are mineral plaster finishes used to produce smooth or textured interior architectural surfaces. These finishes are installed in accordance with Western Blended Products system documentation and applicable building codes and regulations.

5.0 Service Life Expectations

5.1 General

Architectural finishes are durable materials intended to provide long-term performance when installed in accordance with manufacturer instructions and applicable construction standards.

Over time, environmental exposure and building conditions may influence the appearance of finish surfaces. Periodic inspection and routine maintenance help preserve the architectural appearance of the finish.

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5.2 Normal Aging Characteristics

Architectural finishes may exhibit gradual visual changes during their service life. These changes are typical for exposed building materials and do not necessarily indicate system failure.

The following conditions may occur during the service life of plaster finishes and do not necessarily indicate system failure:

- minor color variation
- hairline shrinkage cracking
- surface texture variation
- slight weathering of exposed aggregates
- minor efflorescence on cement finishes

Textured architectural finishes may also exhibit variations in surface appearance due to natural light reflection, viewing angle, and shadowing created by the applied texture. These visual effects may cause areas of the finish to appear slightly darker or lighter depending on lighting conditions, surface orientation, and surrounding architectural elements.

Certain lighting conditions, often referred to as critical lighting, occur when sunlight or artificial lighting strikes the finish surface at a low angle. Under these conditions, the texture of the finish and minor surface irregularities may become more visually pronounced due to shadowing effects created by the texture profile.

These visual variations are inherent characteristics of textured plaster finishes and are not typically indicative of deficiencies in the finish material or installation.

5.3 Environmental Exposure Effects

Environmental exposure conditions influence the appearance of architectural finishes over time. Factors that may affect finish surfaces include airborne dust and atmospheric pollutants, ultraviolet radiation, coastal salt exposure, wind-driven rain, irrigation overspray, and water runoff from adjacent building elements. These environmental conditions may gradually produce surface deposits or localized discoloration that can typically be addressed through routine maintenance cleaning.

5.4 Surface Weathering

Exterior finishes are exposed to sunlight, temperature changes, moisture cycles, and atmospheric contaminants. These conditions may gradually alter surface appearance during long-term exposure. Weathering of architectural finishes is generally aesthetic in nature and does not necessarily affect the functional performance of the finish system.

6.0 Proposed Inspection Requirements

6.1 Initial Post-Construction Inspection

Exterior finishes should be visually inspected following project completion to verify uniform surface appearance, proper termination conditions, and the absence of installation damage.

6.2 Routine Inspection

Exterior finishes should be visually inspected periodically, typically on an annual basis. Routine inspections should review the general condition of the finish surface and identify areas where environmental deposits, surface damage, or cracking may be present.

Inspection should evaluate the presence of cracking, impact damage, sealant joint condition, and accumulation of environmental surface

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deposits.

Cracking observed in the finish surface should be evaluated within the context of the overall plaster assembly. In many cases, cracking visible at the finish surface may originate from movement within the underlying basecoat, substrate, or building structure rather than from the finish material itself.

Building movement may occur as a result of structural deflection, framing shrinkage, foundation movement, jobsite construction sequencing, vibration from nearby construction equipment, or other environmental and construction-related factors. These conditions may influence the plaster assembly and may become visible through the finish surface.

Evaluation of cracking should therefore consider the condition of the underlying plaster basecoat, control joint placement, and overall building movement prior to determining appropriate repair procedures.

6.3 Severe Weather Inspection

Additional inspection should be performed following events that may affect exterior surfaces, including high wind events, hail impact, seismic movement, or nearby construction activity.

6.4 Interior Finish Inspection

Interior gypsum finishes should be inspected periodically for cracking associated with building movement, surface damage, or evidence of moisture exposure.

7.0 Cleaning and Surface Care

7.1 Purpose of Cleaning

Exterior architectural finishes may accumulate surface deposits over time as a result of environmental exposure. Periodic cleaning helps preserve the visual character of the finish surface by removing atmospheric contaminants, mineral deposits, and organic growth that may collect on exposed surfaces.

Cleaning methods should remove accumulated deposits while preserving the original surface texture and finish characteristics.

7.2 Typical Surface Deposits

Surface deposits may originate from airborne particulate matter, urban pollution, irrigation mineral deposits, biological growth in shaded environments, or water runoff from adjacent building elements. These conditions typically develop gradually and may vary depending on building orientation, local climate, and surrounding site conditions.

7.3 Exterior Cement Finish Cleaning

Cleaning of cement-based exterior stucco finishes should focus on removal of accumulated environmental deposits while maintaining the integrity of the mineral finish surface. Cleaning is typically performed using controlled low-pressure water washing and non-abrasive surface cleaning methods intended to loosen and remove dust, soil, and atmospheric contaminants without altering the finish texture.

Cleaning practices should avoid aggressive mechanical methods or harsh chemical cleaners that may damage the cementitious finish surface or affect the appearance of the finish coat.

7.4 Premium Acrylic Finish Cleaning

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Premium Acrylic Finishes (PAF) may accumulate atmospheric deposits, surface dust, or biological growth in areas exposed to shade or persistent moisture. Maintenance cleaning should be performed using cleaning methods intended to remove surface contaminants while preserving the integrity of the textured acrylic finish surface.

Cleaning practices typically involve controlled low-pressure water washing and non-abrasive cleaning techniques designed to remove accumulated deposits without damaging the acrylic binder matrix or altering the architectural finish texture.

Aggressive pressure washing or abrasive cleaning methods should be avoided as they may affect the performance or appearance of the finish surface.

7.5 Interior Gypsum Finish Cleaning

Interior gypsum finishes generally require minimal maintenance due to their protected interior environment. Routine care typically consists of periodic dust removal and general surface maintenance appropriate for interior plaster wall finishes.

Where localized surface cleaning is necessary, cleaning should be performed using non-abrasive wiping methods such as soft cloths or similar materials lightly dampened with clean water. Cleaning practices should be gentle and intended to remove surface dust or minor deposits without abrading the finish surface or altering the applied texture.

Cleaning methods that introduce excessive moisture or involve abrasive scrubbing should be avoided, as prolonged moisture exposure or aggressive cleaning may affect the surface integrity of interior plaster finishes.

8.0 Surface Conditions and Maintenance Response

8.1 Efflorescence

Efflorescence is the appearance of white mineral deposits on cement-based surfaces. This condition occurs when moisture dissolves soluble salts within cement materials and transports them to the surface where they crystallize during drying.

Efflorescence is typically aesthetic and may diminish naturally as the material experiences normal weathering cycles. Where removal is desired, surface deposits may often be reduced through light cleaning procedures once the underlying moisture source has diminished.

8.2 Rust Staining

Rust staining may occur when ferrous metal components located within or adjacent to plaster assemblies are exposed to moisture and begin to oxidize. Potential sources may include fasteners, metal accessories, or nearby structural steel components.

Where rust staining occurs, the source of corrosion should be identified and addressed before surface cleaning or cosmetic repair is performed.

8.3 Biological Growth

Algae, mildew, or other biological growth may develop on surfaces exposed to persistent moisture, shade, or irrigation overspray. These conditions are typically environmental and may occur in areas with limited sunlight or restricted air circulation.

Removal of biological growth typically involves cleaning procedures intended to remove organic deposits while preserving the finish surface.

8.4 Atmospheric Pollution Deposits

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Exterior surfaces located in urban or industrial environments may accumulate airborne particulate matter over time. These deposits may appear as gradual darkening of the surface and are typically aesthetic in nature. Periodic maintenance cleaning may help restore the original appearance of the finish surface.

8.5 Irrigation and Water Runoff Staining

Water containing dissolved minerals may leave visible deposits when repeatedly discharged onto finish surfaces from irrigation systems, roof drainage components, window sills, or adjacent building elements.

8.6 Impact Damage

Localized damage caused by landscaping equipment, construction activity, or other impacts may affect the finish surface.

9.0 Repair Procedures

9.1 General

Repairs to architectural finishes should use materials compatible with the original finish system.

9.2 Minor Surface Damage

Small chips or localized surface damage may be repaired using compatible patch materials followed by reapplication of the finish texture to match the surrounding surface.

9.3 Crack Repair

Hairline cracks associated with normal shrinkage are often cosmetic in nature and may not require structural repair. Cracks that exceed typical hairline dimensions should be evaluated to determine the underlying cause before repair procedures are undertaken.

9.4 Finish Patching

Localized repairs may involve removal of damaged material followed by restoration of the finish surface using compatible materials.

10.0 Recoating and Surface Renewal

Architectural finishes may be renewed to restore surface appearance or modify building color schemes. Recoating procedures should use materials compatible with the original finish system, and the existing surface should be clean, stable, and free of contaminants prior to recoating.

10.1 Cement Finish Recoating

Exterior Stucco Finish Coats may be renewed using Western Blended Products cementitious recoloring materials.

10.1.1 Fog Kote Recoloring

Western Blended Products Fog Kote is a cementitious finish renewal material designed for recoloring existing Exterior Stucco Finish surfaces. Fog Kote is typically applied by spray and produces a thin mineral coating that integrates with the existing cement finish surface.

Fog Kote may be matched to the WBP Classic Color Collection or custom color matched to existing surfaces.

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Color matching services are performed by Western Blended Products Color Matching Laboratories located in California, Arizona, and Texas.

Fog Kote is intended for use only on Exterior Stucco Finish Coats and is not intended for use on Premium Acrylic Finishes (PAF) or Interior Gypsum Finish Systems.

10.1.2 Alternative Compatible Coatings

Where alternative coating systems are used, coatings must be compatible with cement-based stucco finishes and should not impair vapor permeability or surface adhesion.

10.2 Premium Acrylic Finish Renewal

Premium Acrylic Finishes (PAF) may be renewed using compatible acrylic coating systems designed for application over existing acrylic finish surfaces.

10.3 Interior Finish Renewal

Interior gypsum finishes may be refinished or repainted during interior renovation or maintenance activities.

11.0 Technical Assistance and Maintenance Support

For conditions not addressed within this document, building owners, contractors, and design professionals are encouraged to contact Western Blended Products technical services for evaluation and guidance.

Technical consultation may be appropriate for finish recoloring evaluation, finish recoating evaluation, specialty cleaning conditions, or approval of third-party cleaning agents and biological treatment products.

Technical support is available through the nearest Western Blended Products facility or through the company website:
www.westernblended.com/support

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