

Leisure buildings & decking

Maintenance guidelines

The following information provides basic guidelines on maintaining and redecorating timber clad lodges and leisure buildings. Typically, these buildings will have maintenance cycles of around three years, but in exposed and coastal locations or on open elevations, wind, rain and strong sunlight can cause increased amounts of dimensional movement within the timber substrate, causing a more rapid disruption of the protective film.

For this reason, we recommend the cladding is inspected annually and any areas of damage or breakdown repaired. Preventative rather than reactive maintenance will ensure the timber is always protected, extend its service life and maintain the decorative appearance of the building.

Teknos maintenance paints are water based, dry quickly, and have little smell. The following information includes advice on application and further information is available by calling your local Teknos Service Centre or by emailing our customer service team at sales@teknos.co.uk.



General care

- At least once a year inspect the timber cladding, ideally washing it down with soapy water to remove any surface pollution or mould. This can be done at the same time as windows are cleaned.
- Inspect the coated boards looking for signs of surface damage or splitting, coating breakdown, or discolouration of the timber surface beneath the coating, which indicates moisture ingress.
- Inspect and clean out guttering and downpipes and repair any leaks as these can cause localised and excessive wetting of the cladding.
- Spot repair any minor areas of coating damage, shakes or open joints.

Repair products

The following Teknos maintenance products can be used to maintain factory finished timber cladding. These can be purchased direct from our service centres in Banbury, Livingston and Magherafelt. Payment is accepted by credit or debit card and orders placed before noon will normally be despatched and delivered by courier within three working days.

Primers & base stains	TEKNOL AQUA 1410 preservative AQUAPRIMER 2900 base stain ANTISTAIN AQUA 2901 opaque primer
Topcoats	AQUATOP 2600 translucent and opaque finish
Ancillaries	TEKNOSEAL4000 end grain sealer TEKNOSEAL 4001 construction joint sealer TEKNOFILL 5001 fine surface filler

Primers and topcoats are available in 1,3, 10 and 20 litre containers and typically 1 litre of primer or topcoat will cover a surface area of 8 - 10 square metres.

All the recommended Teknos products are water based, with VOC levels significantly below current and proposed legislative levels. Teknos does not use heavy metal additives in any of its products.



Choosing colours

Opaque (solid) colours

When repainting with opaque colours quote the appropriate British Standard, RAL or other colour reference. If a primer is required, use **ANTISTAIN AQUA 2901**.

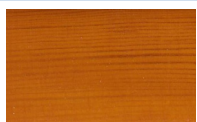
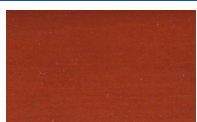
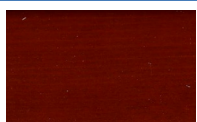
Opaque paint films tend to fade with weathering and the fresh paint may not exactly match the weathered original. For this reason it is best to recoat full panels or elevations to avoid a patchy appearance.

Cladding produced from Western Red Cedar which contains high levels of tannin extractives, may stain when redecorated with an opaque finish. Before repainting please contact us for further information.

Translucent shades

Translucent coatings (sometimes called stains) are designed to let the natural colour and structure of the timber show through the protective coating. With natural weathering, the colour of the timber changes and either darkens or lightens depending on the timber species - it is almost impossible to exactly match the original colour. We recommend using a lightly tinted translucent topcoat to refresh the original topcoat and still allow the timber grain to show through. Darker topcoats and highly pigmented stains tend to 'block' the natural colour of the wood and after several redecorations will begin to look like solid colours.

The chart below gives some guidance on the choice of translucent topcoat maintenance colours, but when in doubt, choose a lighter rather than darker shade.

Colour	Example	Topcoat
Light shades		AQUATOP 2600 light oak
Medium shades		AQUATOP 2600 sapele
Dark shades		AQUATOP 2600 teak

For other translucent shades, greens, blues etc. please refer to our 'Cotswolds Collection' colour range.

Redecoration

First and subsequent redecoration

All areas to be recoated should be lightly abraded with fine grade adhesive paper, then washed down with a mild detergent solution and rinsed with clean water to remove dust, insects and other contaminants.

Using a good quality long haired synthetic brush, designed for use with acrylic paints, apply two coats of **AQUATOP 2600** opaque or translucent topcoat in the appropriate shade, colour and gloss level. Allow to dry for four hours between coats.



The horizontal joints between the timber sections open and close with the natural movement of timber during the seasons, so take care to brush the coating as far as possible into these joints.

Handrails

The procedure described above can also be used for recoating handrails and railings.

On previously coated decks, traffic wear and water ponding lead to more rapid breakdown of the protective film. If this occurs annual maintenance will be required to maintain the decorative appearance. Also, extra care is required when cleaning prior to coating to ensure that all mould is fully removed.

We recommend **AQUATOP 2600** as a topcoat for translucent deck finishes which can be roller or brush applied.

Problem areas

If regular maintenance is delayed or some other damage has occurred, additional steps may be necessary to reinstate the finish to its initial condition. The following information covers the most common problems, and further help is available from our customer service teams.



The steps below can be used to treat cladding for flaking paint, moisture penetration in joints, end grain or fixings, or natural movement of the timber substrate has opened shakes

- Abrade the damaged area with a medium and then fine grade abrasive paper to remove all unsound paintwork and denatured timber surface, then feather out surrounding paint film to leave a smooth surface.
- Clean down and wash the abraded area to remove dust and allow to dry thoroughly.
- Treat bare wood if appropriate with a surface preservative such as **TEKNOLAQUA 1410** and allow to dry.
- For translucent systems, prime the damaged area with **AQUAPRIMER 2900** basecoat stain. For opaque systems use **ANTISTAIN AQUA 2901**.
- When applying **AQUAPRIMER 2900** base stain, apply light thin coats, gradually build up the colour to blend in with the surrounding paintwork. Since the timber substrate will discolour over time due to UV exposure, it may be difficult to get an exact match, but by building up the colour in this way, a close match will be possible.
- When applying **ANTISTAIN AQUA 2901**, use thin coats to build up the coating thickness in the damaged areas to the level of the surrounding sound coating.
- After base staining or priming, seal any exposed board ends with **TEKNOSEAL 4000** end grain sealer and allow to thoroughly dry.
- For translucent systems, use thin coats of **AQUATOP 2600** translucent topcoat (in the appropriate colour) to build up the coating thickness in the damaged areas to the level of the surrounding sound coating.
- Seal any open joints with **TEKNOSEAL 4001** joint sealer applied with a cartridge gun. Wipe with a damp cloth or spatula to give a smooth joint and allow to dry to a clear finish.
- Brush on a generous coat of **AQUATOP 2600** opaque or translucent topcoat in the appropriate shade, colour and gloss level. Allow to dry for four hours, then apply a second coat.

Resin exudation

Resin occurs naturally in timber, often in pockets within the wood or associated with knots. Some timber species are naturally more resinous than others, but the presence of resin is normally not detectable when cladding is produced.

Resin exudation often occurs on southern elevations and on darker coloured joinery where the sun's heat liquifies and mobilises the resin drawing it to the surface.



Treatment

Where resin has exuded through the coating follow the steps below:

- Although it may be unsightly, it is better not to remove fresh sticky resin. In practice this can be difficult and its presence indicates that the exudation is still continuing. Remedial work is often best left until the first maintenance period, by which time the resin has normally fully crystallised.
- The best remedial treatment is to allow resin to weather until it dries and oxidises, forming a white crystalline powder. The dried resin can then be removed with a stiff nylon or natural bristle brush and any remaining residues washed off with a cloth.
- Water based coatings often allow the passage of resin to the surface without damaging the coating. If the finish is not damaged by over-vigorous scrubbing during crystal removal, re-coating is often unnecessary. Otherwise an overall application of a finish coat restores the general appearance of the timber and maintains its protection.

Brush application guidelines

The short drying time and reduced flow of water based paints requires a different technique to achieve a good finish. Following a few simple steps will help to produce excellent results.

Brush quality: the quality of the brush is very important and a long haired synthetic brush will give the best results. Avoid short haired or worn brushes which may leave lines in the dry film. Thoroughly wet the brush with water before starting, ensuring the base of the bristles (the heel of the brush) is fully wetted.

Paint viscosity: the viscosity of the paint will affect the ease of application. Whilst the product can be applied directly from the tin, additional thinning with between 5% - 10% of water will improve the flow and levelling properties of the product, particularly in warmer weather.

For best results follow three simple steps:

1. Load the coating generously onto the surface and disperse the paint briskly.
2. Even out the coating with light diagonal cross strokes, do not overbrush, the coating will flow and level naturally.
3. Finish the application with light brush strokes in the direction of the grain.

Even application: with practice, an even coat can be applied quickly. An even coating film is important for durability, but also for appearance, particularly in the case of translucent wood stain.

A systematic approach: apply and finish each section systematically, ideally one board length at a time.

Applying darker shades: when applying darker opaque colours over previously applied lighter shades use a basecoat of the final colour or one coat of **ANTISTAIN AQUA 2901** to aid opacity.

Temperature and humidity: do not attempt to paint when the temperature is below 5°C, or if the relative humidity exceeds 80% as the curing and performance of the coating may be impaired.

If there is any doubt about the substrate or underlying paint film, apply the appropriate Teknos products to a small, inconspicuous area. Then allow to dry for 24 hours and inspect for appearance and adhesion to substrate.

Brush care: wash out brushes with a mild detergent solution such as washing up liquid then rinse with clean water.