

LUNCH AND LEARN OUTLINE
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I. BRIEF OVERVIEW OF SOME BUILDING MAINTENANCE ISSUES

Cleaning Tips



- Roof cleaning
- Curb appeal

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Cleaning Tips



- Roof cleaning
- HVAC benefits
- Life of roof benefits
- Right ways and wrong ways to clean

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Cleaning Tips



- Rust
- Acids and their dangers
- All iron stains not made alike
- Sprinkler diversion or soaker hose.
- Treatment of Rust corrosion control

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Cleaning Tips



- Rust

Hard Water Removal, and Prevention



- Sprinklers
- Acids and their uses
- Pumice scrub, why?

Hard Water Removal, and Prevention



- Sprinklers
- Acids and their uses
- Pumice scrub, why?

How Often Should I Clean, Frequency Tips



- North side more often
- How close to coast or swamp areas
- How much tree coverage
- How much human interaction with surface
- Mold effect on coatings

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How Often Should I Clean, Frequency Tips



- Self cleaning coatings and sealers

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Easy Building Inspections



- Common water entry points
- Inspecting immediately after a rain
- Landscaping's effect on water entry

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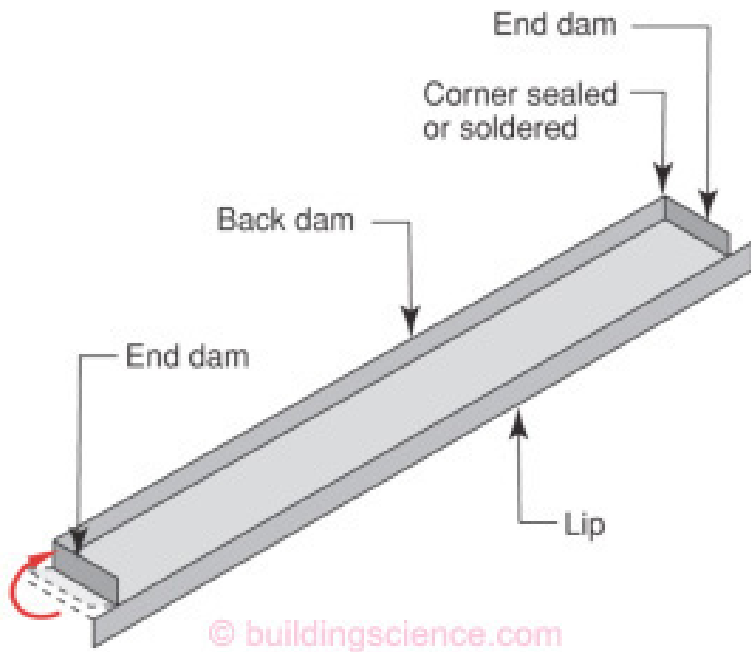
- Common water entry points
- Inspecting immediately after a rain

Easy Building Inspections



- Common water entry points
- Inspecting immediately after a rain
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Easy Building Inspections



- Common water entry points
- Window drain pans

SEALANTS

The successful performance of a building's exterior is defined by its ability to keep rain and weathering elements outside, away from building occupants.



SEALANTS

The First Line Of Defense Against Water Intrusion Exists At Openings Within The Building Envelope

- Examples include:
 - Expansion joints
 - Control joints
 - Through-wall penetrating items
 - Mechanically fastened items



SEALANTS

- As much as 90% of all water intrusion problems occur within 1% of the total building exterior surface area
- Openings within the exterior envelope fall within this 1%



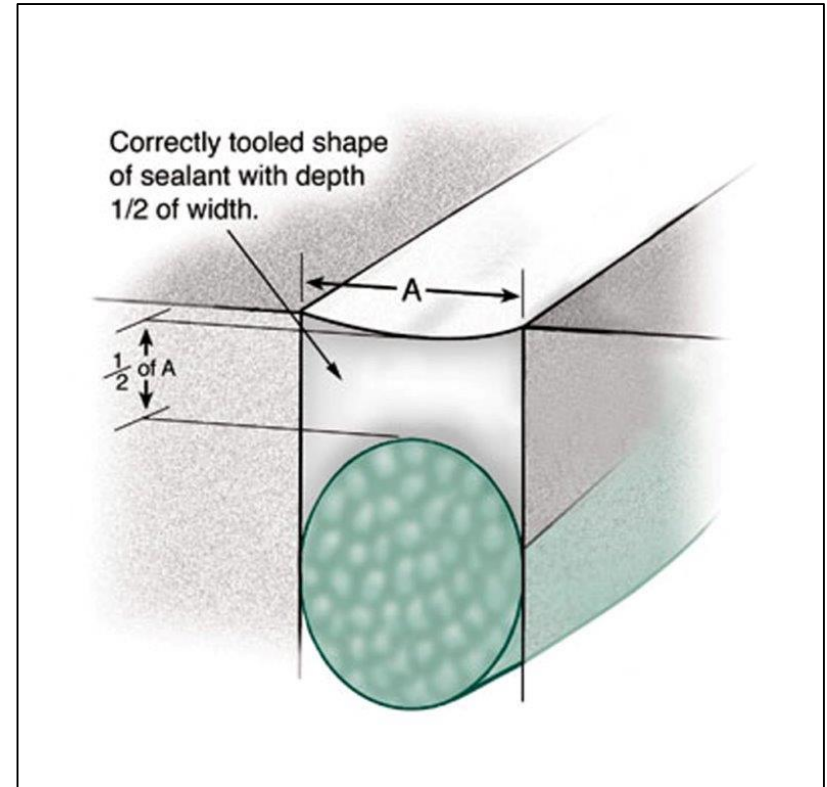
PROPER JOINT DESIGN



- Minimum Joint Opening is 1/4"
- Maximum Joint Opening is 2"
- No three-sided adhesion: Sealant must be free to contract and expand
- Backer rod (open, closed, soft), or bond-breaker tape is used to prevent three-sided adhesion

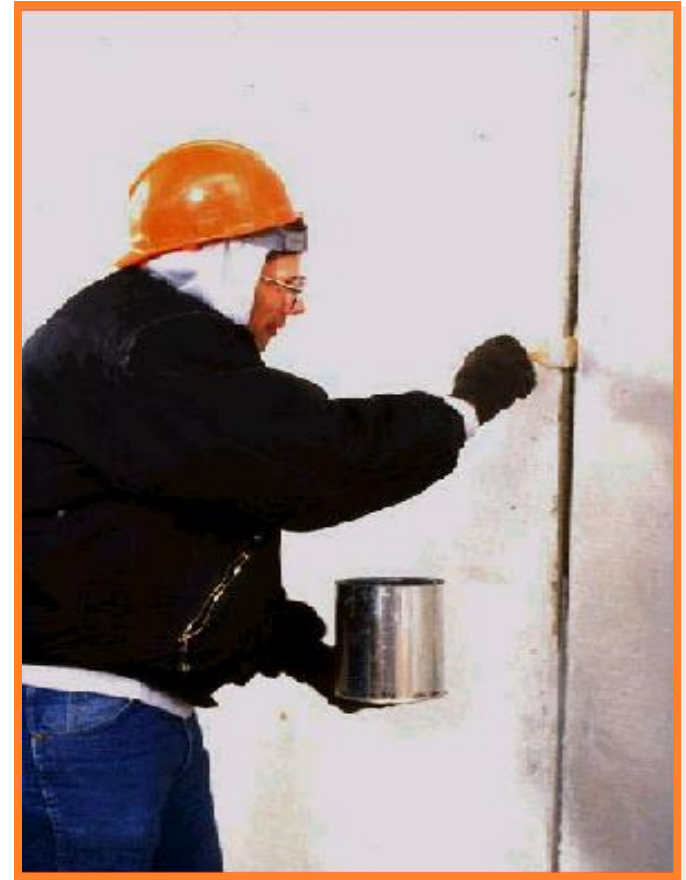
DEPTH TO WIDTH RATIOS

- Urethanes/Hybrids
 - Depth equals width up to 1/2"
 - Anything over 1/2" is to be maintained not to exceed 1/2"
- Silicones
 - Depth should be maintained between 1/4" and 3/8"



JOINT PREPARATION METHODS

- Compressed air: Oil & water free
- Solvent Wipe
 - Use clean solvent
 - Use clean white rags
 - Follow solvent wipe and dry wipe
 - Change rags frequently
 - Do not spread contaminants
- Mechanical Methods
 - Wire brushing
 - Sand blasting
 - Grinding
 - Sawing



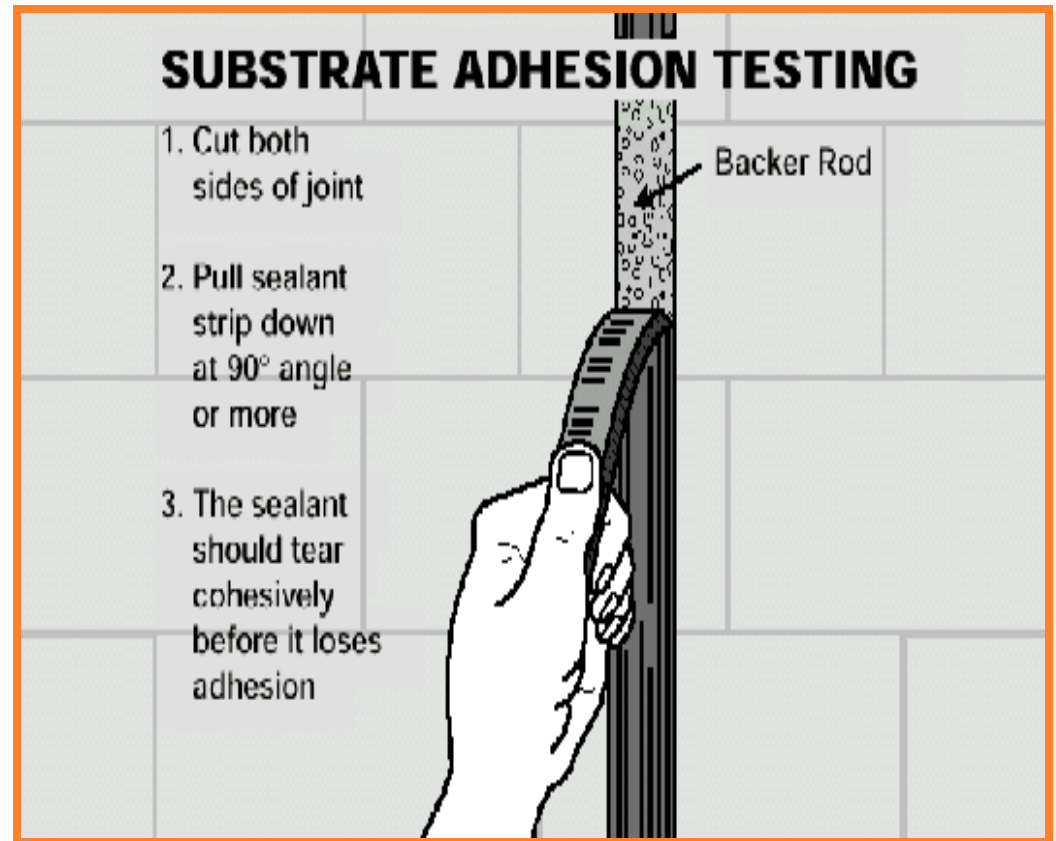
FINISHING

- Tooling the joint
 - Eliminates voids and bubbles
 - Creates neat appearance and concave surface
- Tooling techniques
 - Always dry tool
 - Never use water, solvent or soapy water
 - Apply in an “hourglass” shape allowing sealant to expand and contract properly



TESTING

- Always test adhesion
- Test actual substrates on site
- Document locations and times

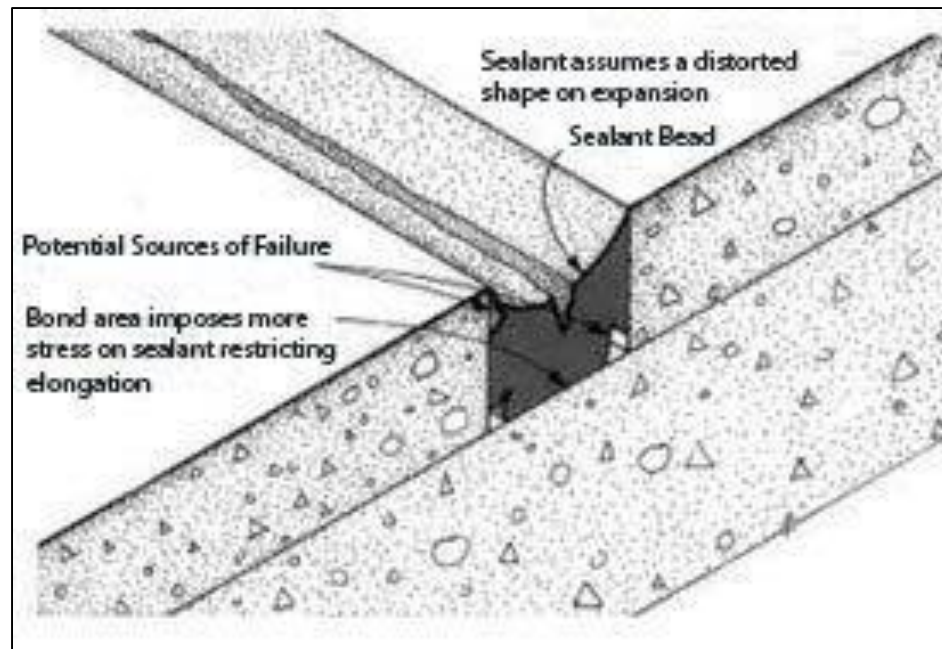


SEALANT FAILURE

Sealant failure related to joint openings in the building envelope can be defined in five words:

“Lack of attention to detail”

This can occur in either the design stage or the installation stage.



- Of all factors affecting sealant performance, installation is the most critical, and most often the cause of joint failure
- No matter which sealant is selected and how well a joint is designed, *improper installation will lead to failure*



SUCCESSFUL INSTALLATION

- The first step, joint preparation, is the most common one to be done incorrectly
- All remaining steps depend upon the joint preparation
- **Joints not properly prepared, regardless of how well they are primed and sealed, will fail**

