

DEKRO PAINTS

MANATOKA HEIGHTS

Project Case Study



Surface preparation

Surface preparation is the most important part in the performance of any paint system. Prior to priming or painting it is essential to ensure that the substrate is sound, to remove any chalkiness, loose and flaking paint and ensure that the surfaces are dry, clean and free of any dust, dirt and grime.

If efflorescence and alkali burn is present the causes for this must be investigated.

Using the correct primer and proper surface preparation is the foundation of a successful paint application. Paint must always be applied to a dry and sound surface.



General Overview:

The type of primer

The main function of a primer is to prepare and condition the surface that needs painting and to improve adhesion of subsequent paint coats.

It also helps to build up the paint film thickness, which is of utmost importance for long term durability.

Thickness and flexibility of the painting system

The paint seals and protects the surface and adds to the durability of the paint system and provides the preferred decorative effect. It also adds to the thickness/film build of the paint film.

The exterior topcoat should be durable to withstand all the weathering elements of the area concerned such as wind, rain, solar radiation, changes in temperature, dirt retention, humidity and smog.



PROJECT DETAILS:

Manatoka Heights, an apartment complex located in Melkbosstrand, Cape Town, recently underwent a face lift with Dekro Paints Environmentally Friendly coatings range. The project was awarded to Indawo, a reputable painting contractor in the Western Cape Area.

Due to the proximity of the shoreline, surfaces had to be washed down on a daily basis for the effective removal of overnight salt deposits. The removal of the salt deposits is an essential process in proper surface preparation, as any contamination on the surface can lead to coatings failure.

Extensive remedial repairs were conducted, as well as the opening of blocked weep holes, sealing of horizontal surfaces for the prevention of moisture ingress, recutting of defective expansion joints and the removal and repair of defective/hollow plaster.

A full primer coat of Dekro Plaster & Masonry Primer (which is an alkali resistant water based primer) was applied to the walls to prevent alkali burn and to provide a good adhesion for the top coat.

Alkali or pH burn is a condition that occurs when fresh mortar, cement mixes and/or concrete is too fresh (New), been improperly hydrated, or an improper formulation was used. With water/moisture being the catalyst it causes the breakdown of oil-based and vinyl-acrylic based coatings binders. When using Acrylic and Co-polymer coatings tinted with organic colorants, it will result in color change due to the colorants reaction with the alkali in the plaster mix. Color loss and deterioration of the coating film is most likely to occur when coatings are prematurely applied to masonry surfaces that are less than one year old. After the above have cured, any moisture being introduced into these substrates may cause efflorescence, blistering and peeling of the coating film due to the reactivation of the high alkalinity.

Dekro Xterior Guard, from the Environmentally Friendly Product Range, was used as the final coating, which is an exceptionally high quality fibre reinforced flexible waterproofing coating with a low sheen. Dekro Xterior Guard bridges hairline cracks, offers extremely low dirt retention, is highly washable, has good stain resistance, excellent durability and outstanding waterproofing properties. Dekro Xterior Guard is ideal for applications that require outstanding durability and waterproofing.

Designed to cover hairline cracks on old and crazed plaster. Ideal for application to exterior surfaces that are exposed to heavy weather elements. It has a low odour and a novel additive to prevent Fungal and Algal growth. The actives within the additive have improved resistance to Alkali, UV and leaching, ensuring better long term stability and efficiency.

