

Maintenance Manual for SiOO:X treated Cladding

Client –

Future Maintenance

1. Maintenance is vital to sustain the appearance of the structure and to ensure long life. Dirt can build up particularly on horizontal surfaces.
2. If dirt is allowed to establish it can be a source of food for algae. Algae can form on any surface whether treated or otherwise. The surface substrate of the cladding are protected by the SiOO:X treatment from encroachment of algae and mould. The key is to clean dirt away and any algae that does form.
3. The cleaning of SiOO:X treated surfaces is easy to achieve as the surfaces are toughened by the treatment. The smooth lustrous surface facilitates effective maintenance.
4. The structure surfaces should be surveyed regularly and any dirt deposits or debris brushed away. This and occasional washing with a hose will keep the surfaces clean and defend against algae growth.
5. Periodically, and after the winter period inspect the structure and if there is any algae growth on the surface use a surfactant cleaner such as the SiOO:X Maintenance Wash to remove any algae and staining. If heavy washing is carried out it is recommended that the surface is recoated locally with SiOO:X Premium Surface Protector to reseal the surface. In the case of any severe algae formation, stronger agents should be used to remove it. The SiOO:X Premium Wood Protector itself has a strong cleaning action and can be applied to remove severe cases of algae and staining. Rub/apply the SiOO:X Premium Wood Protector onto the affected area and leave to soak. Wipe away any sediment and leave to dry. Apply a coat of SiOO:X Premium Surface Protector to the cleaned area.

6. At ground level may be subject to operational wear such as scratching and scuffing. Minor surface damage can be repaired by applying the SiOO:X Premium Surface Protector to the affected area.

7. If the integrity of the surface treatment is breached through physical damage apply SiOO:X Premium Wood Protector once to the affected area followed by the SiOO:X Premium Surface Protector.

8. If the surface is marked by graffiti, to remove follow the recommendations in 5.

9. SiOO:X is a silicate based treatment which penetrates the wood substrate forming a network of silica crystals. This formation or curing continues over a period of three years. A natural silver greying takes place.

10. The SiOO:X treatment gives a surface finish which is bright and properly maintained will last for up to 8-12 years plus, depending on how exposed the cladding is, the quality of the wood and the way it has been fitted. **The key is to keep the treated surfaces clean and to repair any damage that breaches the treated surface substrate.** Also, we would recommend a full recoat of the cladding when required using SiOO:X Premium Wood & Surface Protector.

11. At the end of treatment life there is no “fall off the cliff” failure. The silica deposited in the timber is there permanently. There will be a gradual darkening of the finish and it is an aesthetic judgment on the timing to reapply.

12. When it is decided that the treatment is to be redone again the whole structure should be thoroughly cleaned and the complete SiOO:X system be applied over the spring/summer period in dry calm weather conditions.

13. At any time when applying SiOO:X for maintenance, the treatment instructions must be adhered to with the required

agitation of the fluid and the application made onto dry surfaces in suitable dry and calm weather conditions with the ambient temperature above 6 degrees centigrade.

Support is available by contacting:

Sioo Wood Protection AB at:

Email: info@sioox.org.uk

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Information and advice can be found on
www.sioox.org.uk

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