

Maintenance & Inspection of Weather-Tightness Sealant Joints

Applies to the following joint types:

- Linear Joints
- Penetration Seals

Inspection

Toptec recommends that the first inspection of joints is done 6 months following application, followed by an annual inspection. Normally this inspection is combined with the inspection of the painting. The most effective is to judge the joints during a colder season as building materials shrink the most under low temperatures, resulting in the widest joints. This period is best to judge if the sealants are still able to cope with the pressure, and if detachments appear.

During inspection specifically pay attention to:

- Detachment / adhesion-loss or cracks in sealant (cohesion-detachment).
Detachments in facades of buildings can result into leakage. When leakage is noticed but the exact cause and location is unclear, the exact spot should be found by testing. We have two methods for this test:
 - Test with a (garden) hose.
With a hose the facade can be sprayed. While doing this we work downward towards above, while the inside is checked on water entering the building. When no leakage is found this way, the possibility exists the leakage will only appear when rain and wind pressure are combined at the same moment. Wind pressure causes over pressure on the outside while under pressure on the inside appears. This can cause water to be sucked inside through very small openings. With higher building the water can be pushed up and find its way into buildings.
 - Test with a smoke pipe. With a smoke pipe possible leakages can be identified more easily, especially when wind pressure occurs.
- Damages
- Affections / fungi
- Weathering
- General state of maintenance of surrounding materials
- Where the sealant is not functioning as it should, (local) repair should take place

Maintenance of Sealant Joints

- Toptec recommends that all sealant joints are washed every 12 months to prevent contaminant build up.
- To wash your sealant joints Toptec recommends using a simple diluted solution of mild pH-neutral liquid hand dishwashing detergent (available from your supermarket) and mixed in the same way you would to wash your dishes. Be sure to rinse off the joints with a gentle spray of water.
- Toptec recommends that repairs to sealants be carried out by a competent tradesperson to ensure that a satisfactory outcome is achieved.
- It is recommended to execute these repairs with the same sealant as originally was used.

Before carrying out repairs please refer to the TDS & MSDS for product details at www.topttec.co.nz or contact Toptec on 0800 TOPTTEC for further technical advice.