



## **CARE AND MAINTENANCE FOR STUCCO**

**LaHabra®**



Congratulations! By choosing a home that is built using a LaHabra colored stucco finish, you have made an intelligent and environmentally friendly choice. A stucco home not only offers you personalized color and texture, it also provides enduring beauty with minimal maintenance for years to come.

You can feel confident that your home builder selected the finest in exterior building and finishing products.

This brochure explains how to care for and maintain the natural beauty of the stucco on your new home. It also helps answer some of the most common questions regarding the nature of stucco, whether you have an Acrylic or Cement stucco finish. And finally, it contains important information about your particular home's stucco color codes and texture, should the information ever be needed in the future.

If deemed necessary, Parex USA, Inc. can provide Field Technical Assistance up to one year after completion of the home.



## WHAT EVERY HOMEOWNER SHOULD KNOW ABOUT LAHABRA ACRYLIC AND CEMENT STUCCO FINISHES:

Unlike paint, LaHabra stucco finishes provide a thick layer of color that is an integral part of the finish.

Stucco finishes can benefit from an occasional cleaning to remove airborne dust or other atmospheric matter. And, over time, minor repairs might be needed to fix chips in the stucco caused by lawn mowers or garden tools.

**Acrylic Stucco Finish** is a low VOC, 100% acrylic, resin based product that has remarkable resistance to dirt and stains because it utilizes the latest in DPR technology (Dirt Pick-Up Resistance).

**Cement Stucco Finish** is one of the most durable finishes you will find on homes. It is made from all-natural mineral materials; painting will never be necessary if cared for properly.

This brochure contains information that will help take care of the stucco finish on your new home. It includes warranty information, maintenance instruction and answers to frequently asked questions about stucco.



## DOCUMENT YOUR HOME'S INFORMATION

An important part of this brochure is the Home Information form. In order to maintain the warranty, this form must be completed. The Home Information form contains specific information about your new home, including information regarding the specific color code(s) used on your home. This retained information will be necessary should you require technical assistance or need to reach us.

Please read and familiarize yourself with this information. We recommend that you file it with your other closing documents so you will be able to find it later. Also, should you ever sell the home, please pass this brochure along to the new homeowner.







## PRODUCT WARRANTY

Subject to the conditions and limitations stated in this document, Parex USA, Inc. warrants to the original owner that the products listed below will be free from manufacturing defects and will not break down or deteriorate under normal use as stated in the literature published at the time of installation for the period stated in the table below, effective from the date of installation.

PAREX USA, INC. PRODUCT WARRANTY SUMMARY		
Brands	1 Year	5 year
LaHabra	All Products	
Parex USA	All Products	
WeatherTech		All Water & Air Barriers
<a href="http://www.lahabrastucco.com/warranty.shtml">www.lahabrastucco.com/warranty.shtml</a>		

### EXCLUSIVE REMEDY

The Product(s) must be properly applied, using approved materials in the Parex USA specifications, all applicable building code regulations and applicable industry standards. Product(s) must be used with in their shelf life and be installed in accordance with Parex USA written guidelines and specifications at the time of installation. For any valid claim presented under this Warranty, Parex USA will replace the Product(s) or refund the original Parex USA Product(s) purchase price, at the discretion of Parex USA.

### EXCLUSIONS

Parex USA is not responsible for structural failure or workmanship not in accordance with manufacturer's instructions and the applicable industry standards. Parex USA is not responsible for normal wear and tear resulting from usage. Parex USA is not liable for losses due to delays or any other consequential damages. This warranty is not transferable.

### WARRANTIES DISCLAIMED

THE WARRANTY STATED ABOVE IS IN PLACE OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED TO THE EXTENT OF THE LAW. PAREX USA EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. ALTHOUGH PAREX USA MAY HAVE SUGGESTED THE PRODUCT(S) OR DEVELOPED THE PRODUCT(S) AT THE REQUEST OF THE OWNER AND/OR APPLICATOR, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR APPLICATOR TO TEST AND DETERMINE THE SUITABILITY OF THE PRODUCT(S) FOR THE INTENDED USE AND PURPOSE, AND THE OWNER AND/OR APPLICATOR ASSUMES ALL RISK AND LIABILITY WHATSOEVER REGARDING SUCH SUITABILITY.

### LIMITATION OF REMEDIES AND DAMAGES

THE REPAIR/REPLACEMENT REMEDY STATED IN THIS WARRANTY TAKES THE PLACE OF ALL OTHER REMEDIES AGAINST PAREX USA, INC AND IS THE ONLY REMEDY AGAINST PAREX USA AVAILABLE TO OWNER OR TO ANY OTHER PARTY. IN NO EVENT WILL PAREX USA, INC BE LIABLE FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) ARISING OUT OF OR CONNECTED TO THE PRODUCT(S), OR TO ANY USE OF MISUSE OF THE PRODUCT(S), REGARDLESS OF ANY STRICT LIABILITY OR NEGLIGENCE OF PAREX USA, INC AND REGARDLESS OF THE LEGAL THEORY (CONTRACT, TORT, OR OTHER) USED TO MAKE A CLAIM, IN NO EVENT WILL PAREX USA BE OBLIGATED TO PAY DAMAGES IN ANY AMOUNT EXCEEDING THE ORIGINAL PRICE OR THE PRODUCT(S) SHOWN TO BE DEFECTIVE.

PAREX USA MAY IN ITS SOLE DISCRETION CHOOSE TO MAKE SOME EFFORTS BEYOND ITS LEGAL OBLIGATIONS. SUCH ADDITIONAL EFFORTS WILL NOT IN ANY WAY CHANGE THE LIMITATIONS OF REMEDIES AND DAMAGES STATED IN THIS PARAGRAPH OR EXTEND OR CHANGE THIS WARRANTY. PRIOR TO PURSUING ANY LEGAL REMEDY, ANY CLAIMS, DISPUTES, DIFFERENCES OR DISAGREEMENTS BETWEEN PAREX USA AND THE OWNER, ARISING OUT OF OR RELATING TO THIS WARRANTY, WHICH CANNOT BE AMICABLY SETTLED, WILL BE SUBMITTED TO ARBITRATION UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION THEN IN EFFECT.

### WARRANTY CLAIMS

Owner shall notify Parex USA, in writing, within 30 days of the discovery of the alleged defect in the Parex USA Product(s) covered by this warranty. Owner will provide Parex USA with a reasonable opportunity to review and investigate the alleged defect. For any Warranty claim that is not valid, owner will pay Parex USA reasonable charges, including travel and labor, associated with investigation of such claim. Mail written claims to the following address:

Parex USA, Inc.  
4125 East La Palma Avenue, Suite 250  
Anaheim, CA 92807  
ATTN: Claims Department  
Email: [Claims@parexusa.com](mailto:Claims@parexusa.com)  
<http://www.lahabrastucco.com/warranty.shtml>

# LaHabra®

## CARE AND MAINTENANCE FOR STUCCO

## Home Information

### Builder:

Company Name \_\_\_\_\_

Builder Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

### Property

Building Type \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Construction Date \_\_\_\_\_

Owner Name \_\_\_\_\_

### Project

Development Name \_\_\_\_\_

Project Location \_\_\_\_\_

Number of Units \_\_\_\_\_

## LaHabra Products

Product Type ☐ Acrylic Stucco ☐ Cement Stucco

## Finish Color Number \_\_\_\_\_

Documenting the Stucco Color number is an important step to identifying the color used on your home or building in the event new construction or repairs are needed.



# Acrylic Stucco FAQ

## Should I expect the LaHabra Acrylic Stucco to crack?

### When should I be concerned with cracking?

As houses settle over time, certain building products have more or less flexibility. While the final coat of LaHabra acrylic stucco is flexible, elastomers are more flexible. Sometimes, cement substrates can be brittle and will produce cracks that may "telegraph" to the surface. These are normally small hairline cracks that do not affect the performance of your wall. However, if the house begins to develop cracks wider than 1/10 of an inch (the thickness of a nickel) then the stucco cracks will need to be patched. If the wall is significantly shifting you will need to contact your home builder.

## What options do I have for repairing my acrylic stucco finish?

Any occurrence of damage such as dents, punctures, holes, etc. are best repaired by an applicator with experience in the use of LaHabra materials. In some cases, the finish, basecoat and lathing may have to be removed and replaced. If the finish material must be closely color matched to the existing work, it is recommended that a physical sample be provided to the LaHabra Color Department for analysis and matching. Even then, the new finish can appear somewhat different than the original finish due to age or a difference in the texturing technique of the applicators. If a wall surface must be refinished, it may be more acceptable to resurface the entire panel or larger area to an existing break or termination, rather than a smaller patch area. The area must first be cleaned by one of the methods listed above. Secondly, on the clean and dry existing finish, a skim coat of LaHabra basecoat should be troweled onto the surface so as to level it. If primer was used in the initial work, apply Acrylic Primer to improve the color consistency and trowelability of the new finish. In applying the new finish, follow the instructions given in the Product Data Sheet for specific finish and texture desired.

## My house has changed color from when it was new: Is this normal?

Most products when left outdoors will change color over time given changes in temperature and exposure to ultra violet (UV). While traditional stucco will darken with age, acrylic stuccos will lighten as composition polymer resins changes with time. This change in color in no way affects the performance of the stucco, but periodic recoating of acrylic stucco will keep your home's exterior beautiful.



## What is the darker, fuzzy growth appearing along the bottoms of the stucco walls near my flowerbeds? What can I do about it?

This sounds like colonies of mildew. These microscopic organisms are part of the natural life cycle of organic matter, including decay and composting of landscaping materials or mulches. Excessive moisture in flowerbeds, shrubs and other organic materials creates ideal growing conditions for these organisms. It can be prevented, or minimized, by eliminating excess moisture: be sure irrigation systems are not directed against walls and keep plants trimmed back to allow ample light and air circulation. Remove the discolorations by following the directions outlined previously in the stucco maintenance section.



## Do acrylic stuccos stay cleaner than traditional stucco?

LaHabra acrylic stucco is specially formulated with a Dirt Pick-up Resistant (DPR) technology that forms a hard layer on the surface of the coating reducing the surface tack as the finish cures. The hard surface makes the coating more difficult for dirt to adhere to the face of the finish. The acrylics used maintain their original performance properties such as high adhesion, good water resistance, longevity and excellent resistance to cracking and chalking longer than many other acrylic stuccos.

## How can I change the color of my stucco?

LaHabra finishes generally remain attractive for many years of service. However, should there ever be a need to refresh or change the color of your home, we strongly suggest the use of LaHabra DPR Coating.

*Caution: Using paint and another acrylic coatings will alter the sheen and texture of the original finish.*

*Before attempting to refresh the acrylic stucco color, be sure to consult your HOA (if applicable ) and/or LaHabra for proper use and procedural guidelines.*



## Do I have to seal my stucco joints?

Acrylic stucco installations should be checked at the following areas for cracks that can allow water behind the stucco system:

- Window and door perimeters
- Expansion joints
- Abutments to dissimilar materials
- Penetrations such as around light fixtures, hose bibs, electrical outlets, scuppers, wall vents, etc.
- Terminations at the top and bottom of wall
- Sidewall and roofline intersections

Repairs to sealant joints may require their removal and replacement. If this results in damage to the system basecoat, new basecoat materials must be used in the repair of the damaged area. It should be kept in mind that basecoats require a minimum three-day drying time or longer if necessary depending on conditions, before sealant is applied to them.

The sealant manufacturer should be consulted to ensure the compatibility of the sealants to the surfaces to which they are applied. Special surface preparation or primers may be necessary. If the procedures involved are beyond the scope of simply removing or replacing existing sealants please contact the LaHabra Technical Department.

## Technical Department

(800) 226-2424

[technicalservice@parexusa.com](mailto:technicalservice@parexusa.com)



# Taking Care of Your Acrylic Stucco

## MAINTENANCE OF ACRYLIC STUCCO FINISHES

### Cleaning

LaHabra Acrylic finishes are durable, strong materials manufactured to give attractive appearance and longevity.

The desired color of the finish is manufactured into the product and does not require painting for many years. The following procedures are suggested to treat acrylic finishes in case of accidental or environmental soiling or minor damage.

### General Cleaning information

LaHabra Acrylic Finish can be cleaned using the same cleaning agents that are used to clean acrylic latex paints.

Any necessary surface scrubbing should only be done with a soft nylon bristle brush. Always test clean a small inconspicuous area of the finish to ensure no detrimental color or texture change will occur.

### Environmental Soiling

#### Mild Cleaning

Gently scrub the affected area with a solution of dish soap and water. Rinse thoroughly.

#### Heavy Duty Cleaning

Pressure wash at a maximum pressure setting of 1000 psi. Water up to 100°F may be used. The nozzle of the pressure washer wand should be no closer than one (1) foot from the stucco surface. Do not concentrate the nozzle in one area as this may result in damage.

#### Cleaning Oily Residue

Mix a 1/4 cup of Trisodium Phosphate (TSP) to one (1) gallon of warm water. Gently scrub the affected area. Rinse thoroughly with water. Caution: Trisodium Phosphate can become a nutrient source for algae growth.

### Stains from Wood

Stains from redwood, cedar or treated lumber can be very difficult to remove once they have set on the acrylic finish. If possible, these stains should be removed immediately by one of the cleaning methods listed in the Environmental Soiling section. If the stain does not respond to cleaning, the affected area may have to be sealed and recoated. Please contact LaHabra Technical Services for options.

### Tar and Asphalt Materials

Like stains from woods, tar-like materials can be very difficult to remove. If the LaHabra finish is fully dry and the affected area is small, quick action must be taken. Remove any excess residue taking care not to enlarge the stain. Cold water and/or ice may be helpful in containing the affected area.

Commercial cleansers are available that may be effective in removing the stain. Please contact LaHabra Technical Services

for more information. In the event that the stain cannot be removed, it may be necessary to seal and recoat the surface with a LaHabra Acrylic coating. Be sure your Acrylic Finish color number is documented.

### Rust Stains

Rust stains on acrylic finishes can come from iron or steel construction components adjacent to the installation. To effectively remove the staining, its source should be removed or treated to prevent reoccurrence. To clean the acrylic finish affected by rust stains, use a commercially available Metal Oxide Remover.

### Mildew, Fungus and Algae

For installations of LaHabra Acrylic stucco in geographical areas prone to fungus and algae growth, a regular schedule of cleaning is advisable. At the first signs of organic growth the affected area should be cleaned. There are several Mold and Mildew cleaners available for household use.

## PATCHING AND REPAIRING

Any occurrence of damage such as dents, punctures, holes, etc. are best repaired by an applicator with experience in the use of LaHabra materials. In some cases, the finish, basecoat and lathing may have to be removed and replaced.

Given these circumstances and the variety of damage that can be encountered, the best option is to contact the LaHabra Technical Services Department for specific information on repairs of this nature.

## REFINISHING

If the finish material must be closely color matched to the existing work, it is recommended that a physical sample be provided to the LaHabra Color Department for analysis and matching. Even then, the new finish can appear somewhat different than the original finish due to age or a difference in the texturing technique of the applicators. If a wall surface must be refinished, it may be more acceptable to resurface the entire panel or larger area to an existing break or termination, rather than a smaller patch area. As per Patching and Repairing, refinishing should be left to an applicator with prior experience in the use of LaHabra materials. The area must first be cleaned by one of the methods listed above.

Secondly, on the clean and dry existing finish, a skim coat of LaHabra basecoat should be troweled onto the surface to completely fill the voids created by the original texture. If primer was used in the initial work, apply LaHabra Primer to improve the color consistency and trowelability of the new finish. In applying the new finish, follow the instructions given in the LaHabra Product Data Sheet for specific finish and texture desired.





# Cement Stucco FAQ

## Why do small cracks appear in my stucco finish?

As stucco cures, some of the water it contains evaporates. This causes the stucco to shrink slightly. As it shrinks, small cracks called "check cracking" might appear. Applying stucco finishes in hot, dry weather tends to increase check cracking in stucco. Some check cracking in stucco is normal. If desired, an application of LaHabra Allegro II Coating is an effective remedy.

## I have noticed slight color variations or "blotches" in my stucco finish. What caused this and how can I even out the color?

Usually, spotty or "blotchy" stucco color is a result of variations in the thickness of the cement "basecoat" beneath the stucco finish. Slightly thicker areas can retain moisture longer. This drying pattern can cause the slower-drying areas to appear darker. Typically, this happens more during winter months and on shaded surfaces. An application of LaHabra Allegro II Coating can even out color variations, including those caused by cold or wet weather.

## What is the white powdery substance I have near the base of my stucco wall? How can I remove it?

This is probably "efflorescence," also known as "alkali." Efflorescence or alkali consists of salts leached from cement-based materials when exposed to excessive, saturating moisture. It appears as a whitish powdery "bloom" on the surface of the wall. A wash down with white vinegar or another approved dilute acid solution, followed by a thorough flush with clear water will usually remove efflorescence. Taking care to direct sprinklers, irrigation systems or other sources of water away from stucco walls will help prevent it.

## What is the colored, fuzzy growth appearing along the bottoms of the exterior stucco walls near my flower beds? What can I do about it?

This sounds like colonies of mildew. These microscopic organisms are part of the natural life cycle of organic matter, including decay and composting of landscaping plants and mulches. Excessive moisture in flower beds, shrubs, mulch and other organic materials creates ideal growing conditions for these organisms. Prevent, or minimize, it by eliminating the excess moisture: be sure irrigation systems are not directed against walls and keep plants trimmed back to allow ample light and air circulation. Remove these discolorations from stucco surfaces with household bleach followed by a thorough flush with clear water.

**REMEMBER:** Always keep bleaches and other chemicals away from children, and ALWAYS use the proper safety equipment – including eye protection – when working with any hazardous substance!

## My house is several years old. How can I revive the color?

Most stucco colors darken slightly over time because they contain natural all-mineral ingredients. Unlike painted surfaces that have only a thin layer of paint that can fade, chip and/or peel, stucco color is "integral." This means stucco color extends through the entire stucco layer instead of only on the surface. Properly maintained exterior stucco can remain attractive for many years with only minimal changes. However, exposure to dust, dirt and air pollution over time can slightly change its color. An application of LaHabra Allegro II Coating is the best way to revitalize stucco. Allegro II Coating is made specifically for stucco; therefore, it does not peel, fade or break down like paint. It is also economical to apply.

## How can I change the color of my stucco? Is it OK to paint it?

Although stucco, like other masonry surfaces, can be painted this is neither the best nor the most economical way to change color. Over time, paint tends to fade, chip and peel away from stucco walls. Because LaHabra Allegro II Coating is specifically formulated to be compatible with stucco surfaces and resist peeling and other problems associated with paint, we recommend using Fog Coat for all color change and revitalization projects. When changing stucco color from the original, always contact your local LaHabra representative for proper mixing and spraying information.

## If I add a room or a concrete block wall to my property, how can I match the stucco color used on my home?

Locate the color code in the Home Information section, then call LaHabra at (866) 516-0061 and we will assist you. Remember, stucco colors darken slightly as they age. Be sure to consider this when purchasing new stucco to match an existing finish. You might need a slightly darker shade of the same color for older stucco. We recommend conducting a color test to compare the new color with the old before applying stucco to the entire addition.





# Taking Care of Your Cement Stucco

Like any building material, stucco needs occasional care to keep its appearance fresh and clean. Here are a few simple things you can and should do to keep it looking its best:

## WHAT YOU SHOULD DO...

Be sure to keep irrigation systems directed away from your stucco wall. Over time, sprinkler systems could discolor your wall and might cause mildew (a fungus), or efflorescence (a whitish powdery "bloom") to form.

**Wash** your exterior stucco a few times a year to keep its surface clean and its color bright.

## HERE'S HOW:

- 1 Pre-Wet:** Use a garden hose with a jet nozzle to pre-wet the wall over its entire surface. Pre-wetting will overcome absorption, preventing the stucco finish from absorbing dirty wash water. Set your hose nozzle to a medium to coarse spray. Start at the bottom and wet the surface all the way to the top.
- 2 Wash:** When the surface has been pre-wet, adjust the hose nozzle to a "pressure stream" and direct the stream of water against the wall to loosen dirt and dust. This time, start at the top and work down to the bottom. "Caked-on" dirt, if present might require loosening with a brush. To avoid eroding some finishes, do NOT hold the nozzle too close to the surface
- 3 Use Cleanser if Necessary:** Sometimes, a mild cleanser might be needed to remove stains. We recommend a mild solution of trisodium phosphate, also known as "TSP," available from most paint and/or hardware stores. If you use a different product, be sure it is water-soluble (dissolves completely in water) and is safe for Portland cement, lime and oxide pigment colors. Do NOT use soap or dish washing liquid. Always test the cleaning solution on a small, inconspicuous area first to be sure it is safe for your wall.
- 4 Rinse:** Flush the wall thoroughly with clean water to remove loosened dirt and cleansers.

**If you find mildew:** Wash the affected area with a mild solution of household bleach. Always observe proper safety precautions when using any chemical or cleanser. Never allow children access to household chemicals or cleansers.

**If you find efflorescence:** Spray the affected area with white vinegar. This should neutralize the alkaline efflorescence. After a few minutes – and before the vinegar dries – rinse the area with clean water. Efflorescence is usually caused by a combination of cool weather and excessive moisture.

## WHAT YOU SHOULD NOT DO...

NEVER use harsh detergents or cleansers that can damage portland cement, lime or oxide pigment colors.

NEVER hold the hose nozzle too close to the stucco surface. A forceful, high-pressure jet of water held too close could damage certain stucco finishes.

## RELATED HELPFUL PRODUCTS...

Eventually every homeowner has to make a small repair or "spruce up" an aging wall. Here are some specialty products owners of stucco homes might find useful.

- To repair chipped corners and small spalls use LaHabra Exterior Color Coat Patch. The Patch material is available in LaHabra's 30 standard colors. If you do not have a LaHabra standard color on your home, choose the standard color that is the closest match to your stucco. After the patch has dried, use LaHabra Allegro II Coating in the color that was applied to your home.
- To render stucco surfaces water-repellent and improve stain resistance use LaHabra Pro-Tect, a clear, colorless liquid formulated to protect above ground stucco, masonry and mature concrete from water.
- To renew older, faded stucco surfaces, or to repair stubborn stains on newer surfaces, use LaHabra Allegro II Coating. This mineral-based spray finish material is similar to stucco without the added maintenance demands of conventional paints on stucco finishes.

For the name of a nearby supplier of any of these products, Contact LaHabra at (866) 516-0061 or go to [www.lahabrastucco.com](http://www.lahabrastucco.com).







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SMA



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 SUSTAINABILITY

EIFS SOLUTIONS • STUCCO ASSEMBLIES • TILE AND STONE SYSTEMS **PAREXUSA** ENVISION IT ALL

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