

James Hardie® Siding Cleaning and Maintenance

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TECHNICAL BULLETIN

#20



MAINTENANCE

This maintenance instruction applies to all James Hardie® products, including PrimePlus® and ColorPlus® Technology.

Always follow the instructions and precautions outlined in the James Hardie ColorPlus® Technology literature that was supplied with the product and the information that is available on the James Hardie website (www.jameshardie.com), including James Hardie ColorPlus Technology instructions and precautions.

The extent and nature of the maintenance required will depend on the geographical location, the exposure of the building and whether your product is prime or ColorPlus product. Cleaning, as needed, is recommended to remove dirt, dust, chalking, oil, grease, organic contaminants, or mold that may build up on the product surface over time. Dust from cutting and construction dust should be removed IMMEDIATELY upon installation (refer to the cleaning instruction in the table below). During cleaning, always wear appropriate protection (gloves and eyewear) and shield any landscaping or vegetation.

Surface cleaning recommendation is given below for specific product conditions. (Please note that damage to siding arising from improper cleaning or maintenance may not be covered by the James Hardie warranty).

RECOMMENDATION	CONSTRUCTION/CUTTING/ EXISTING DIRT AND CHALK	OIL, GREASE OR OTHER ORGANIC CONTAMINANTS	MOLD AND MILDEW
TOOLS	Soft cloth, soft All Paint poly brush or chip brush or horsehair bench brush, garden hose. (Do not use hard brush (for example, scrub brush or an abrasive scrub sponge) that could damage the finish or siding.)	Soft cloth and garden hose	Soft cloth or soft sponge and garden hose
SOLUTION	Water	Mild liquid dishwashing soap (Dawn®, Ivory®, or Joy®) and water. (Do not use any harsh cleaning chemicals)	Mildew cleaners (Jomax®, Mildew Check®, Mold Armor®) and water
METHOD	1. If using a brush, brush the product surface dust, dirt or chalk, then rinse the area with a garden hose. 2. If using a soft cloth, wet the cloth then wipe the area until clean and rinse the area with clean water. Rinse the cloth frequently.	1. Use soft cloth wetted with soapy water to clean the area. Rinse the cloth frequently. 2. Use a garden hose to rinse the area.	1. Follow the mildew cleaner instruction. 2. Lightly scrub the area with mildew. 3. Use garden hose to rinse the area.

SOFT ALL PAINT BRUSH



HORSEHAIR BRUSH



CHIP BRUSH



SIDING BRUSH



JamesHardie

For complete installation information visit
www.HardieInstallation.com

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It is always suggested to work a small section at a time, start from the top and work your way down to prevent dripping or streaking onto the cleaned area.

Gently clean the siding with the soft brush or wet soft cloth in a side to side motion in the direction of the plank siding. If cleaning panel, direction of the siding is up and down. Do not push soft brush or wet cloth too hard against product surface. Do not allow the soap and mildew cleaner to dry on the siding (continually rinse the area until all of the cleaner has washed off of the siding). Any areas that have been missed may show up when the siding has dried. Spot clean and rinse any missed areas as needed.

If your surface still looks dirty after washing methods for dust/dirt and oil/grease, the problem may be mildew. Mildew discoloration can resemble dirt. Moisture is the most important single factor in the growth of mildew, which can lie dormant for years. For this reason, mildew discoloration is usually found in damp, dark areas or during prolonged humid conditions. Follow all instructions and precautions that are outlined on the label of the mildew cleaners and wear all protective equipment that is prescribed.

At all times, care must be taken not to use harsh or harmful chemicals that can damage the finish on the siding.

WARNING

High pressure water blast and sand blasting may damage the surface of the fiber cement product. Low pressure water spray, a soft medium bristle (nonmetal) brush is most suitable for cleaning fiber cement products. Acid washing can damage the fiber cement surface and is not recommended.

Note: If using a pressure washer, care must be taken to ensure that the water stream does not damage the surface of the siding. Damage to siding arising from improper cleaning or maintenance may not be covered by the James Hardie warranty. Using wide fan tips that are kept a minimum of 6 feet from the wall and at pressures under 1500 psi will minimize the chance of damaging the siding.

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

Additional Installation Information, Warranties, and Warning are available at JamesHardie.com



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