
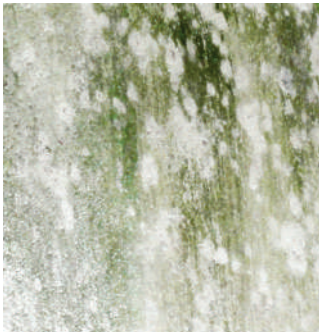
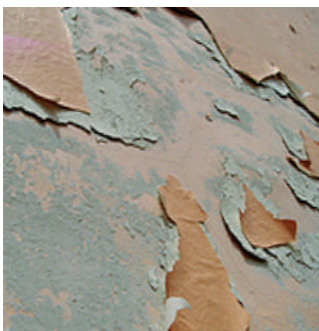


# COMMON BUILDING DEFECTS

For the efficiency of the maintenance project, our Technical Service Team will conduct a thorough inspection of your building. Upon identifying defects, they would recommend the relevant remedial solutions.

DEFECTS	POSSIBLE CAUSES	REMEDIAL METHODS
 <p>Efflorescence</p>	<ul style="list-style-type: none"> <li>• Painting over insufficiently cured wall</li> <li>• Painting over substrate's hairline cracks</li> <li>• Excess moisture escaping through the exterior masonry walls from the inside</li> <li>• Rise of dampness from the ground</li> </ul>	<ul style="list-style-type: none"> <li>• Remove efflorescence with hydrochloric acid or by water jetting</li> <li>• Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation)</li> <li>• Patch up hairline cracks with appropriate materials before repainting</li> <li>• Apply alkaline resistant primer prior to repainting</li> </ul>
 <p>Algae &amp; Fungi Growth</p>	<ul style="list-style-type: none"> <li>• Continuous dampness or high humidity</li> <li>• As humidity increases, mildew/ algae/ fungi growth becomes more rapid</li> <li>• Poor ventilation</li> <li>• Condensed water promotes algae growth</li> </ul>	<ul style="list-style-type: none"> <li>• Treat infected areas with fungicidal wash. Remove algae and fungi by high pressure water jetting</li> <li>• Repaint with an algae/ fungus resistant paint</li> <li>• Identify and arrest sources of moisture/ dampness</li> </ul>
 <p>Peeling &amp; Flaking of paint</p>	<ul style="list-style-type: none"> <li>• Inadequate surface preparation</li> <li>• Substrate or inter coat contamination (like dirt, dust, and chemical)</li> <li>• Incompatible painting system</li> </ul>	<ul style="list-style-type: none"> <li>• Remove all loosely adhering paint film by high pressure water jetting</li> <li>• Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation)</li> </ul>

DEFECTS	POSSIBLE CAUSES	REMEDIAL METHODS
 <p>Hairline Cracks</p>	<ul style="list-style-type: none"> <li>• Typical plaster and render cracks due to hydration, shrinkage and building movement</li> </ul>	<ul style="list-style-type: none"> <li>• High pressure water jetting to make cracks more visible, repair the cracks with appropriate method &amp; material</li> </ul>
 <p>Watermark / Leakage (High Moisture Reading)</p>	<ul style="list-style-type: none"> <li>• Paint over uncured substrate</li> <li>• High moisture reading exceeding 16%</li> <li>• Leakages due to waterproofing problems</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that substrate to be painted has moisture content of 16% or below</li> <li>• Arrest leakage sources</li> <li>• Rectify waterproofing defects before repainting</li> </ul>
 <p>Blistering</p>	<ul style="list-style-type: none"> <li>• Moisture migration through wall</li> <li>• Painting on uncured/damp wall</li> <li>• Poor surface preparation</li> </ul>	<ul style="list-style-type: none"> <li>• Remove defective paint and prepare surface accordingly to receive paint</li> <li>• Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation)</li> <li>• Arrest moisture sources</li> </ul>
 <p>Chalking</p>	<ul style="list-style-type: none"> <li>• Use of non-weathering resistant paint</li> </ul>	<ul style="list-style-type: none"> <li>• Remove all chalk residue and repaint with an exterior paint</li> <li>• Repaint on receiving substrate with moisture content not exceeding 16% (or refer to manufacturer's recommendation)</li> </ul>
 <p>Wrinkling</p>	<ul style="list-style-type: none"> <li>• Use of incompatible thinner</li> <li>• Paint over insufficient dried paint</li> <li>• Insufficient drying time due to weather changes</li> <li>• Dry paint film (alkyd) that is too thick</li> </ul>	<ul style="list-style-type: none"> <li>• Use correct thinner and follow guideline on mixing ratio</li> <li>• Sand and clean affected area</li> <li>• Ensure sufficient recoating time</li> </ul>