CARING FOR YOUR ULTRA-GUARD WALLS

Ultra-Guard EIFS needs very little upkeep. Most problems on EIFS buildings start at the joints and openings around the wall, not in the wall surface. A short walk-around twice a year catches them early and keeps your warranty in good standing.

MAINTENANCE SCHEDULE

When	What to Check	What to Do
Every spring & fall	Sealant at windows, doors, vents, lights, hose bibs and expansion joints. Look for cracks, gaps, or sealant pulling away from either side.	Note any failed joints and call MWS for resealing. Don't cover failed sealant with new caulk.
Every spring & fall	Gutters, downspouts and kickout flashings at roof-to-wall intersections.	Keep gutters clear. Downspouts and kickouts must direct water away from the wall.
Every spring & fall	Wall surface: cracks, impact marks, staining, new holes or soft spots.	Photograph anything new and send it to MWS. Small repairs are simple when caught early.
Yearly	Ground clearance at the base of the wall (soil, mulch, pavers) and sprinkler spray.	Keep mulch and soil below the wall termination. Aim sprinklers away from the wall.
Yearly	Plants, vines and trees touching the wall.	Trim back to keep the wall dry and ventilated.
As needed	Dirt, mildew or algae on shaded sides.	Clean as described below.
After major storms	Impact damage, sealant damage, gutter damage.	Inspect and report damage promptly.

CLEANING

- Use a garden hose or low-pressure washer (under about 500 psi) with a wide fan tip, held well back from the wall.
- Use a mild detergent or an EIFS-safe cleaner and a soft brush, then rinse top to bottom.
- For mildew, use a cleaner approved by the finish manufacturer. Test a small hidden area first.
- **Never** use high-pressure washing, wire brushes, solvents or abrasive cleaners.

THINGS THAT CAN VOID YOUR WARRANTY

- Pressure washing or harsh chemical cleaning
- Mounting fixtures, satellite dishes, signs or brackets through the wall without sealing per MWS instructions
- Repairs, coatings or paint applied by others
- Ignoring failed sealant, gutters or flashings
- Soil, mulch or landscaping built up against the wall

ATTACHING ITEMS TO THE WALL

Anything fastened through Ultra-Guard (lights, house numbers, hose reels, satellite dishes) has to be anchored and sealed correctly or it becomes a leak point. Call MWS first. We can tell you the right anchor and sealant, or install it for you.

CALL MWS RIGHT AWAY IF YOU SEE

- Water stains, damp spots or peeling paint inside, below windows or at wall corners
- Cracks that are growing or wider than a hairline
- Bulging, soft or hollow-sounding areas
- New holes or bird activity on untreated walls nearby
- Sealant that has split or pulled loose

Modern Wall Systems
757-833-4063 • ems@eifswallsystems.com
Send photos for a free assessment of any concern.
Inspections from $450 in Hampton Roads.

Owner Maintenance Guide

Keep your Ultra-Guard walls performing and under warranty

INSPECTION & MAINTENANCE LOG

Keep this log with your warranty certificate. A documented maintenance history supports warranty claims and adds value when you sell.

Date	Inspected / Performed By	Areas Checked	Findings	Action Taken

Property address _____ Warranty cert. no. _____