

MIRATEC
THE Original TEC TRIM™



ANNUAL MAINTENANCE FOR EXTERIOR TRIM

MiraTEC trim is a premium, long lasting, exterior wood composite that has been engineered to provide years of satisfaction and performance when properly maintained. Annual maintenance will prolong the life of your trim and keep it looking its best. Ensure compliance with the provisions of the MiraTEC Limited Warranty – follow the 4-Point Inspection process each year and take the appropriate action(s) to prevent small issues from growing into big problems.



HOW TO GIVE YOUR EXTERIOR TRIM AN ANNUAL 4-POINT INSPECTION



1) Check the condition of caulk and sealant

Loose and cracked caulk or sealant must be removed and replaced with a good quality, polyurethane sealant. Do not use hard-setting caulk.

2) Check for the presence of mildew

Mildew is a living organism (fungus) that grows on the surface of finishes giving the paint a darkened, dirty appearance. If the trim has mildew growth, clean it off.

Do not paint over mildew without cleaning the MiraTEC trim with a mildew cleaning solution. Mildew cleaning solutions, available at local paint, lumber and hardware stores, will help retard and control this growth. The control of mildew on the surface of MiraTEC trim is a homeowner responsibility.



ANNUAL TRIM INSPECTION

3) Check the condition of painted trim

MiraTEC trim is manufactured from wood and is primed. MiraTEC trim must be painted with an exterior coating designed for use on wood trim. Periodic washing of field painted MiraTEC trim with water and mild detergent will remove accumulated dirt. Pressure-washing should be performed only with expertise and caution should still be applied. High pressure may erode surface coating and sealants. If you choose to pressure wash, reinspect for any damage.



The condition of the paint must be inspected and maintained as noted below.

CONDITION OF PAINT	ACTION REQUIRED
Good condition/unbroken	Clean and remove dirt
Thin, but unbroken finish	Clean and apply two coats of topcoat
Badly eroded, substrate showing	Clean, prime, apply two coats of topcoat
Crack, flaking, substrate exposed	Remove loose paint film, clean, prime, and apply two coats of topcoat

FINISH SELECTION

PRIMER – Use an exterior oil- or water-based primer formulated for use on wood composite products which will seal the surface and is compatible with the topcoat finish to be applied.

TOPCOATS – Use low or non-chalking exterior acrylic latex paint, low chalking acrylic or acrylic heavy bodied latex stain, or gloss or semi-gloss oil base paint. All exposed MiraTEC trim surfaces, including the bottom edges, must have two coats.

DO NOT USE –

- Shake and shingle paints
- Flat oil or flat alkyd paints
- Vinyl acetate (PVA) vinyl acrylic or vinyl acetate-acrylic copolymer paints
- Oil base transparent or opaque stains

Due to variables involved in field application of finishes, we cannot be responsible for the performance of field-applied coatings.



4) Check water drainage/diversion

Allowing water from roofs and sprinklers to run down the surface of MiraTEC trim can cause discoloration and accelerated erosion of the paint.

Locate landscape sprinklers so that water will not hit MiraTEC trim.

Appropriate action(s) must be taken to remedy any of the above noted conditions or we may deny warranty claims for any resulting damage.