

Web Site Document - Vinyl Siding Cleaning

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Vinyl Siding – We have Crane Vinyl Siding installed on all units. **Warranty:** “Crane’s solid-core siding warranty covers the home for its life and is completely transferable to subsequent homeowners. It guarantees that the siding will weather uniformly, will experience limited color change, has high resistance to impact and won’t crack easily, and will not chalk (a powdery substance that comes off when touched) or separate. This Warranty does not cover siding that has distorted or melted due to exposure to excessive heat sources (e.g., barbecue grills, reflections from windows, roofing materials, pools, blacktop, etc.).”

Association Responsibility: The Association will clean the siding periodically, as determined by our inspections. We have determined that north facing siding and other sections that do not get regular sunlight will experience a slow buildup of mildew. The backside of the duplex buildings was the first to experience this. Then the north facing Classic Series Units. The first power washing began in late 2017. During our inspections in 2018, the north facing sections of Courtyard Units were noted for power washing. These will be completed in 2019. We do not know yet when the mildew will again begin to buildup following a cleaning. Our inspections will determine the need for cleaning of vinyl siding.

Association Guidance to Residents: Please inform the Management Co. of any issues you have with your vinyl siding. It is perfectly fine for you to clean your vinyl siding at any time you feel the appearance is not suitable to you, so long as you follow the directions specified by the Manufacturer. We have utilized the below instructions at several locations and found them very satisfactory in cleaning the conditions that have been reported to us. Please note that there is no known solution to the black dots caused by the artillery fungus. If you find one that works, please advise the Management Co.

Appearance Maintenance: Crane siding is virtually maintenance-free, and only requires a small amount of upkeep here and there. For tough dirt and grime, simply scrub the area with a car-washing brush and solution of powdered detergent (1/3 cup), powdered household cleaner (2/3 cup), and water (1 gallon). Otherwise, just hose the siding down with water or allow the rain to do the job.

Specific Instructions:

1. Use an ordinary, long-handled car washing brush. This brush has soft bristles, and the handle fastens onto the end of the hose. It allows the siding to be washed just like a car. Avoid using stiff bristle brushes or abrasive cleaners, which may change the gloss of the cleaned area and cause the siding to look splotchy.
2. When washing down your entire unit, start at the bottom and work up to the top in order to prevent streaking. Rinse Cleaning Solution with water before it dries. Cover any nearby brick or stone so that it is not affected by the runoff. Protect shrubbery from direct contact with cleaning agents.
3. Follow the precautionary labeling instructions on the cleaning agent container.
4. To remove soot and grime found in industrial areas, wipe down the siding with a solution made up of the following: 1/3 cup powdered detergent (Fab, Tide, or equivalent), 2/3 cup powdered household cleaner (Soilax, Spic & Span, or equivalent), and 1 gallon of water.
5. If mold or mildew is a problem, add 1 quart of liquid laundry bleach (Clorox, or equivalent) to the cleaning solution mentioned above. CAUTION: Do not use or mix sodium hypochlorite with other household chemicals or products containing ammonia. To do so will release hazardous gasses.
6. Do not use cleaners containing organic solvents, undiluted chlorine bleach, liquid grease remover, nail polish remover, or furniture polish or cleaners. They can affect the surface of the siding.
7. For stubborn stains, use the chart below.

STAIN	CLEANERS
Bubble Gum	Fantastik, Murphy's Oil Soap, or a solution of vinegar (30%) and water (70%)
Crayon	Lestoil
DAP (Oil-based caulk)	Fantastik
Felt-Tip Pen	Fantastik or water based cleaners
Grass	Fantastik, Lysol, Murphy's Oil Soap, or Windex
Lipstick	Fantastik, Murphy's Oil Soap
Lithium Grease	Fantastik, Lysol
Motor Oil	Fantastik, Lysol, Murphy's Oil Soap, or Windex
Paint	Brillo Pad or Soft Scrub
Pencil	Soft Scrub
Rust	Fantastik, Murphy's Oil Soap, or Windex
Tar	Soft Scrub
Topsoil	Fantastik, Lysol, or Murphy's Oil Soap