Why do you have algae growth on the ETICS (External Thermal Insulation Composite System)?

This is due to insufficient heat storage from the outside, which leads to condensation and the formation of microorganisms.

Solution:
A long-term correction of algae growth cannot be achieved merely by applying coatings such as silicone resin paint or exterior dispersions with encapsulated biocides or metallic particles, as the main cause (insufficient external heat storage) remains unresolved.

For new constructions, applying such a coating is certainly not a bad decision, as future cleaning will be much easier. However, it is important that the paint has a good **W-value (water repellency)** and is **inorganically pigmented**.
We recommend **regular Algenmann façade cleaning**.

Why the Algenmann cleaning method?
Some companies spray a cleaning solution (single-phase system) and leave it on the surface.

We distance ourselves from this method for the following reasons:

- No immediate visible effect.
- The dead organic matter remains on the façade.
- Building components such as windows, anodised sills, etc. become contaminated with salts, which can lead to corrosion.

Our cleaning process consists of four phases:

1. **Pre-treatment:**
   The contaminated façade surfaces are sprayed with our specially developed cleaning solution. A visible cleaning effect appears after a short time.

2. **Gentle rinsing:**
   After the reaction time, the dissolved dirt is gently rinsed off. With our wide-angle nozzles, this is done particularly gently for your façade. The

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correct combination of water pressure, nozzle distance and size ensures optimal results. The wastewater is collected, treated, and reused. (Concept attached)

3. **Post-treatment:**
   To provide long-term protection against microbial growth, the façade is treated with our transparent disinfectant. This protection adheres to the surface, penetrates deeply into the pores, and ensures long-lasting resistance to algae and fungi.

4. **Window cleaning:**
   To make your windows shine as well, they are cleaned immediately after façade cleaning with our special brushes and freshly prepared osmosis water. This process also removes any cleaning agent (sodium hypochlorite) residues from building elements.

Our Products:
Our products are based on **sodium hypochlorite (salts)** — also commonly used in dental practices or swimming pools. These products fall under the **biocide regulation** as disinfectants and are registered under **approval number CHZN6553**. They are **95% biodegradable**.

Our façade protection product **Zess Protect (disinfectant)** is classified as a **biocide**.

Why?
Biocides require a **special approval process**, which is complex and very costly. The classification as a biocide is not always entirely logical and often depends on wording.

An example is **alcohol**:
If you sell a bottle of high-proof alcohol as schnapps, it is considered a **beverage**. But since alcohol is also disinfecting, you could sell it as a **disinfectant**—however, in that case, it must be declared as a **biocide**, because it kills bacteria and no longer serves as a beverage.

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Therefore, our **cleaner** does **not** have to be declared as a biocide, whereas the **façade protection product** is classified as such.

Substrate:
There is no risk for the paint substrate if it is cleaned with our **Algenmann four-phase system**.
With our many years of experience in the plastering and painting industry, and through cooperation with numerous paint manufacturers, we can provide extensive expertise on this topic.

We hope this information provides clarity.
We are happy to advise you by phone or carry out an on-site demonstration to answer any questions.

Kind regards,
Philipp Stetka, CEO

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