

Galloway Centre - External Coating Refurbishment Case Study



Executive Summary

Client: Galloway Home Owner's Association

Project Type: Building Refurbishment and Protective Coatings Application

Location: Somerset West, Western Cape

Contractor: Next Level Painting

Project Scope: Remedial Repairs, Surface Restoration, Protective Coating Application and Quality Assurance Inspection.

Conducting a thorough visual inspection is the most critical first step in a commercial building external paint redecoration project. It serves as the foundation for the entire project, directly impacting the budget, safety, and longevity of the new paint coat.

A visual inspection is important for the following key reasons:

- Identifying underlying substrate defects.
- Determining the necessary surface preparation.
- Accurately forecasting the project costs and the scope of works.
- Assessing safety and equipment needs.
- Ensures warranty compliance.

The Galloway Centre refurbishment project involved a comprehensive assessment and restoration of the building envelope, addressing underlying structural and coating failures that threatened the long-term performance and aesthetic appearance of the facility.

Although the building initially appeared to be in relatively good condition, detailed inspections revealed extensive hidden defects including:

Delaminating plaster surfaces

Moisture ingress

Alkali burn

Coating delamination

Hairline and structural cracking

Surface deterioration requiring extensive preparation and repairs.



Scope of Works

Scope of works

External Surfaces			
Number	Description	Product	Spread rate *
Spec 1	Main Building Walls - Cement Plaster (Previously painted)	ARP Plaster Primer Rippletex Xterior Guard	8m ² /l 2m ² /l 7m ² /l
Spec 2	Parapet Walls & Horizontal Surfaces	ARP Plaster Primer Fibre Reinforced Xterior Guard	8m ² /l 4m ² /l 7m ² /l
Spec 3	Steel Window Frames - Painted	Non Drip Enamel	8m ² /l

* Average surface texture – primers will vary vastly in surface coverage depending on the roughness and porosity of surface. Refer to technical data sheet

Exclusions

- Waterproofing other than specified
- Roof repairs
- Lift frames and doors
- Inside of opening windows
- Window repairs other than specified
- Personal security gates
- Glazing
- Ironmongery





Specified Products:

- ARP Plaster Primer
- Fibre Reinforce
- Xterior Guard
- Non Drip Enamel



Dekro Xterior Guard is an exceptionally high quality fibre reinforced flexible waterproofing coating with a low sheen.

Dekro Xterior Guard bridges hairline cracks, offers extremely low dirt retention, is highly washable, has good stain resistance, excellent durability and outstanding waterproofing properties.

Dekro Xterior Guard is ideal for applications that require outstanding durability and waterproofing. Designed to cover hairline cracks on old and crazed plaster.

Ideal for application to exterior surfaces that are exposed to heavy weather elements.

It has a low odour and a novel additive to prevent Fungal and Algal growth.

The actives within the additive have improved resistance to Alkali, UV and leaching, ensuring better long term stability and efficiency.



Remedial Repairs

Thorough external remedial repairs are the most critical step in a commercial painting project because they prevent premature paint failure and protect the building's structural integrity. Skipping this step to save time or money always results in higher long-term costs, as new paint cannot adhere to or protect a damaged substrate.



Completed Projected:

