

What is softwashing?

Softwashing is the use of liquid treatments applied to external surfaces in order to remove unsightly staining and biofilm. The range of surfaces that can be treated include:

- Coloured Render
- Decking/Timber
- Roofs
- Brick
- Tarmac
- Paintwork
- Pre-paint Treatment
- Pebble/Dry Dash
- Concrete/Paving
- Painted Surfaces

After softwashing



Before softwashing



Why Softwash?

Softwashing is a low pressure solution for cleaning external surfaces. This is beneficial because you do not risk damage to substrate, mortar or painted surfaces. Softwashing is especially effective on biofilms such as algae and lichen.

Softwashing chemicals used for algae, if used correctly, provide protection by remaining in the porous substrate and delay regrowth of spores. Methods such as pressure washing and steam do not provide this protection.

Some marks such as carbon or rust are possible to remove using softwashing treatments but impossible to remove using steam or pressure.

What stains can you remove?

- Green Algae/Mildew
- Yellow Lichen/Moss
- Red Algae
- Black Fungus/Mould
- Oxidisation marks from metals
- Bleaching on Wooden Surfaces
- Dust
- Mineral Soiling
- Grease
- Oils
- Lead
- Rust
- Black Staining on Render

How long do the treatments take to work on different stains?

This list is not exhaustive but please give us a call for specific staining information.

Please be aware that softwashing may take several visits as when biofilm is present it may mask staining from other sources. These will be identified and quoted for following the initial treatment.

Biofilm may also leave staining from excreting deposits on to the surface, this needs to be rinsed off or treated with a different product on a subsequent visit.

Green Algae	Dies within minutes but may leave a milky sheen which should disappear within hours.
Red Staining Algae	The red marks should disperse within a few days but may leave grey marks. These marks are staining from the algae. Different treatments can be applied for immediate removal if they are obvious although they will disperse completely over a period of 18 months without further intervention.
Filamentous fungi	These growths need to be brushed until the foam takes on the colour of the fungi. Following rinsing the walls should clear over the following few days.
Rust Stains	These stains should disappear immediately following treatment.
Brown staining on Lead	These stains should reduce enormously an hour following treatment.
Metal Oxidisation	May need 2 applications but complete after second application.
Black Staining on Render	Immediately after treatment.
Rust	Immediately following treatment.



Before softwashing



After softwashing

How long does the treatment last?

There are many variants such as tree growth and plant density around the site, Porosity, exposure to driving rain, exposure to UV, design, wall insulation and substrates and building materials used in construction.

The product will last at least as long as the stain took to arrive on the substrate initially and in the case of biofilm treatments 6 months to years longer. Our applicator will give you an idea of how long will be needed before a preventative re-spray.

Are the treatments safe to use?

Our preferred treatment is Safewash which is a treatment made from natural juices and vitamins. This has no environmental or health and safety considerations.

All the products Totex uses are fully licenced, professional use only. The biofilm treatment is safe for pets and people unless ingested. This treatment is the maximum strength government approved

solution available. The active ingredient breaks down in contact with the biofilm and once dry is PH neutral. The environmental footprint is local and temporary.

A limited number of treatments are caustic, such as the rust remover. Totex will advise if any treatments needed have any risks and what measures need to be taken if you wish to proceed.