

## THE RSA LEVELS OF FINISH – EXPLAINED

RSA's system specifications are the generic systems over your chosen wall construction material to achieve a preferred finish. These finishes can generally be categorised as per the following:

- Render Only Finish Systems
- Render and Texture Finish Systems
- RSA Bling Finish Systems

**These base system specifications are then further complemented by our Levels of Finish over each substrate.**

Our Levels of Finish for each substrate enables the client to consider the most important features to them in relation to the following factors:

- Budget
- Technical expectations or requirements
- Aesthetic preference
- Ease of care and maintenance
- Efficiency requirements.

The client can decide what they are prepared to enhance (or indeed need to compromise) based on these factors from the base system specification.

## RSA TECHNICAL AND AESTHETIC RATINGS

### Flexibility

- Crack resistance/crack bridging
- How each system copes with *normal* building settlement/movement, inclement weather and the curing process of the render itself
- The more stable the base – the more integrity in the system
- Acrylic layers, dry film thickness and elastomeric value of the protective coatings all enhance the flexibility rating.

### Limitations/Considerations:-

- Sponge finish render systems must be sealed and adequate protective coatings applied to provide sufficient protection and restrict ingress of moisture and contaminants.
- The choice of substrate and the stresses and strains it will put on your coating system
- The length and extent of exposure to the particular environment that the coating system can withstand - influenced by the aspects of crack resistance and water tightness.

### Aesthetics

- The design of the chosen finish. Some finishes have a greater ability to disguise surface imperfections and side/glancing light affects. Other finishes are simply preferred for their decorative appearance.
- The method of straightening a wall for either sponge finish or preparation for further applications. (Screeded and textured finishes look better than non-straightened, non textured surfaces – more labour and material are required to achieve this).
- Sponge finish render systems must be sealed with adequate protective coatings to restrict affects of contaminants.

### Limitations/Considerations

- Choice of substrate, Substrate installation, number of storeys, architectural design (lack of eaves etc), choice of finish and chosen colours – all have an impact on side/glancing light affects under certain conditions. Even the best workmanship can look average under certain lighting conditions. The higher the level of finish the better the aesthetic limitations are addressed

## **Water Tightness**

- The more stable the base – the more integrity the system has
- The technical ability to decorate the surface whilst taking into consideration both the substrate and the coating system's ability to restrict the ingress of moisture - whilst allowing the walls to breathe.
- Water tightness should not be confused with 'waterproof'
- Lightweight surfaces need to be completely water tight.

## Limitations/Considerations

- Insufficient /inadequate Protective Coatings over the render system
- Structural movement, incorrect installation of the substrate or key construction components or materials allowing moisture and contaminants into the render system
- Composite building materials where inadequate sealing between substrates has occurred
- Compromises to the application system such as over-coating too early and trapping moisture within the surface.
- Lack of primer/sealer/undercoat over render and under protective coatings
- Thinning of protective coating product prior to application compromising the dry film thickness over render
- On-site contaminations
- Mixing different brands of products within the full application system
- Moisture content trapped in the substrate itself - compromising the render system.

## **Care and Maintenance**

- The ease of cleaning and maintenance of the chosen system.

## **Efficiency**

- The labour intensity required for the expected outcome.

## **ADVANTAGES OF THE RSA LEVELS OF FINISH**

- Reduces the risk of misinterpretation of expectations
- Addresses the factors that influence the result
- Reduces the potential for unexpected call-backs and maintenance issues
- Enables the builder or client to decide the level of technical qualities they would prefer
- Allows the job to be quoted correctly
- Demonstrates the difference between opposing quotes being passed off as the same level of finish (same material and labour content to achieve expected outcome).

## **Other Factors to Consider**

Other factors to consider when weighing up quotations submitted for solid plastering works on a project:-

- Pack out requirements
- Preparation requirements
- Covering requirements
- Architectural intricacies
- The value and peace of mind in employing a quality Solid Plasterer and crew with excellent skills, knowledge, experience, specialisations and workmanship.

For further information, please contact your local RSA representative or phone **07 3287 6444**.