

How to Have Fun

- Conversation, not monologue
- Only dumb question is one not asked
- So much to discuss; so little time

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Agenda

- Wall covering definition and types
- Stucco types
- Adhered masonry veneer definition and types
- Stucco and AMV installation
- Typical stucco and AMV defects
- EIFS
- Vinyl

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Wall Covering Types

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What are Wall Coverings?

- Wall coverings are (mostly) non-structural components applied over the walls of a building (interior and exterior)
  - Technical term is veneer
  - Veneers impose a load on the building/foundation

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What are Wall Coverings?

- Exterior wall coverings are water-shedding
  - Like most roof coverings
  - Resistance to liquid water intrusion provided by water-resistive barriers and flashing
  - Veneers are installed for aesthetic reasons and protect the water-resistive barriers and flashing

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What are Wall Coverings?

- Some houses don't need wall coverings
  - Structural brick, structural stone, CMU, log homes, hybrid structural sheathing
    - Brick, CMU, wood, some stone are hygroscopic
      - They absorb and hold water
    - Paint or other material needed to reduce water absorption or to protect wall material (ICF)

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Wall Covering Types

- Anchored veneers
  - Brick, natural stone, cast stone
- Attached veneers
  - All types of siding, EIFS
- Adhered veneers
  - Stucco, adhered masonry, adhered natural stone
    - Adhered masonry and stone veneer is lumpy stucco

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Structural Brick



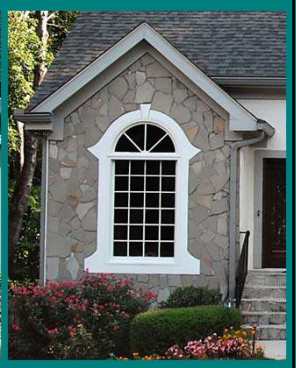

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Brick Veneer (Anchored)



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Natural Stone Veneer (Anchored)

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Natural Stone Veneer (Anchored)



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Cast Stone

- An anchored veneer
  - Mostly commercial and high-end residential
  - May see as sills, keystones, bands, and other trim details
  - Much heavier and denser than adhered veneer

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Cast Stone (Anchored)





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Cast Stone (Keystones)



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Fiber Cement Siding (Attached)



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Stucco Types

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Types of Stucco

- Three-coat (traditional)
- Two-coat
- One-coat
- Adhered veneers
- Similar, but significant differences

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Three-coat (traditional) Stucco

- Used since ancient times
  - As covering over masonry and stone
  - Mixture of lime, sand, water, plant or animal fibers
- Also called exterior plaster
  - Interior plaster is plaster installed inside

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Three-coat (traditional) Stucco

- Modern stucco is field mixed using Portland cement, lime, sand, water (fiberglass)
  - Portland cement (1830s) distinguishes ancient from modern stucco
  - Other components and proprietary mixes possible

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Three-coat (traditional) Stucco

- Concrete or masonry construction
  - Applied directly to concrete or masonry, or applied over attached lath
- Wood or steel frame construction
  - Applied over vapor-permeable water-resistive barrier and lath attached to solid sheathing or insulating sheathing

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Three-coat (traditional) Stucco

- Three coats: scratch, brown, finish coat
  - Two coats over concrete and masonry
- Total thickness about ⅞ inch

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Three-coat (traditional) Stucco



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Three-coat (traditional) Stucco

- Uncommon in modern residential wood-framed construction (most markets)
  - 1980s and later probably not 3-coat stucco
  - But you could find it in some markets such as Florida

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Two-coat Stucco

- Proprietary systems
  - Manufacturer's instructions rule!
- Applied on sheathing and lath
  - Vapor-permeable water-resistive barrier under insulating (often XPS) sheathing
  - May be WRB + lath over sheathing
- One scratch + brown coat under finish coat
- Total thickness between ½ and ⅝ inch

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Two-coat Stucco



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One-coat Stucco

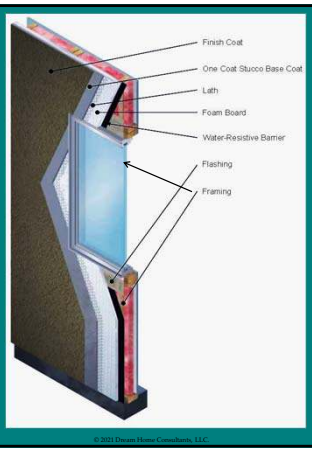
- Proprietary systems
  - Manufacturer's instructions rule!
- Applied on sheathing and lath
  - Vapor-permeable water-resistive barrier under insulating (often XPS) sheathing
  - May be WRB + lath over sheathing

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One-coat Stucco

- One scratch + brown coat
- Finish coat may be cementitious or acrylic coatings or (elastomeric) paint
- Total thickness between ⅜ and ½ inch

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One-coat Stucco



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Adhered Masonry Veneer Types

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Types of Masonry Veneer

Adhered masonry veneer is basically two-coat stucco with artificial or natural stone as the finish coat

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Types of Masonry Veneer

- Adhered concrete masonry veneer, also known as
  - Artificial stone
  - Cultured stone
  - Manufactured stone
  - Thin brick
  - AMV, ACMV
- Adhered natural stone veneer is a different product

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Types of Masonry Veneer

- Adhered masonry veneer
  - Light weight (8 – 16 lbs. per sq. ft.)
  - Thin (1 – 3 in.)
  - Simulates natural stone and brick
  - Wet cast in molds using cement, aggregates, colorants
  - Hygroscopic

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Adhered Masonry Veneer



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Anchored Stone Veneer



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Thin Brick AMV

Photo courtesy Tom Lauhon



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Installation Guidelines

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Stucco Installation Guidelines

- Manufacturer's instructions rule!
  - For one and two coat systems
- General guidelines for three-coat:
  - Technical Services Information Bureau Plaster Assemblies Manual
    - http://www.tsib.org/plaster-assemblies-online-manual.shtml
  - IRC 2018 R703.7

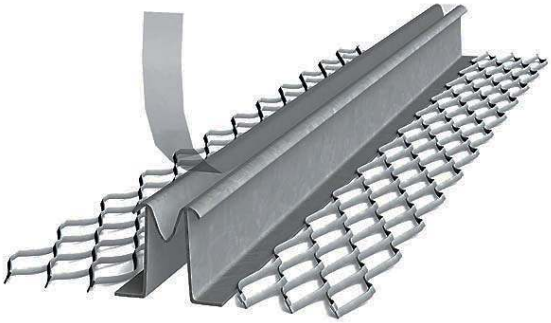
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Stucco Joints

- Control joints
  - For minor thermal movement < ¼ in. and shrinkage cracks
  - Usually a single piece, curved profile
  - At edges of windows and doors
  - At plate lines (minimal movement expected)
  - Required?

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Control Joint



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Control Joint



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Control Joint



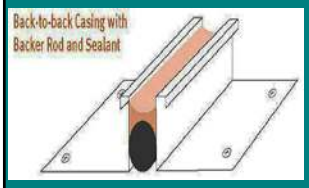
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Stucco Joints

- Expansion joint
  - For building movement cracks > ¼ in.
  - Usually two or three pieces, flat profile
  - At plate lines (seismic and high wind areas)
  - At different substrates (wood to masonry or concrete)
  - Required?

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Expansion Joints





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Stucco Joint Spacing

- Panels should be rectangular
- Single wall panel ≤ 144 sq. ft.
- Wall panel width ≤ 12 ft.
- Wall panel length ≤ 18 ft.
- Length to width ratio ≤ between 2½ and 3:1.

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No Stucco Joints?

- Judgment call
- No cracks, no harm, no foul
  - Possible exception: new construction especially in high wind and earthquake areas
- If cracks, report cracks
- Absence of joints may be one cause of cracks

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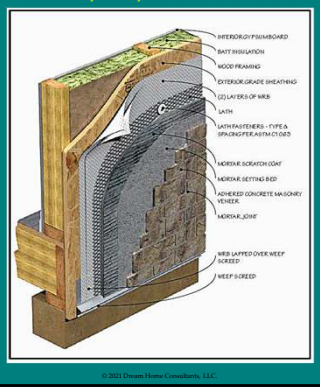
Adhered Masonry Veneer Installation

- Manufacturer's instructions rule!
- General guidelines:
  - MVMA Installation Guide and Detailing Options (5th Edition)
  - IRC 2018 R703.12

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Adhered Masonry Veneer Installation

Illustration courtesy Masonry Veneer Manufacturer's Association



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Adhered Masonry Veneer Installation

Photo courtesy Tom Lauhon



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Adhered Veneer (and Stucco) Substrates

- Wood and steel framing (≤ 16 inches OC)
- Structural sheathing (preferred, not required)
  - Walls should be stiffer (H/360 v. H/240)
- Concrete and masonry
- Indoor and outdoor installation OK

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Adhered Veneer (and Stucco) Substrates

- Insulation sheathing ≤ ½ inch (AMV)
- No dirt, paint, other materials that might interfere with mortar bond
- ⅛ inch gap between plywood and OSB sheets (frequently omitted)

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Adhered Veneer (and Stucco) Water Management

- Problem
  - Water will get behind wall coverings
- Problem
  - Material deteriorates if it gets wet and stays wet
- Problem
  - Mortar sticks to water resistive barrier

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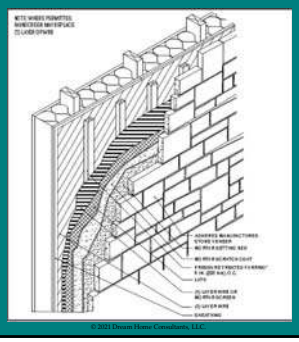
Adhered Veneer (and Stucco) Water Management

- Solution
  - Two water resistive barriers
  - Rainscreen
    - Sleepers
    - Manufactured mesh
    - Ribbed housewrap

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Adhered Veneer (and Stucco) Water Management

Illustration courtesy Masonry Veneer Manufacturer's Association



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Adhered Veneer (and Stucco) Water Management

- Two layers Grade D paper (IRC)
- Two layers #15 felt (MVMA)
- Stucco wraps, liquid coatings, taped sheathing, and other listed systems are acceptable (as part of two-layer system)
- Local exceptions to two layers requirement
- Paper-back lath OK for outer layer

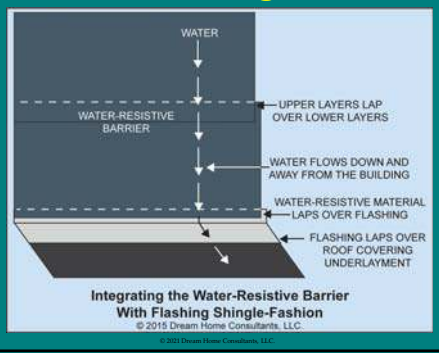
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Adhered Veneer (and Stucco) Water Management

- Lap horizontal WRB joints ≥ 2 in.
- Lap vertical WRB joints ≥ 6 in.
- Lap WRB corners ≥ 16 in. both directions
- Lap upper layers above lower layers
- Lap WRB over flashing and weep screed

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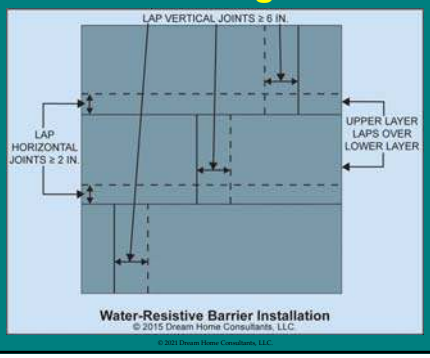
Adhered Veneer (and Stucco) Water Management



Integrating the Water-Resistive Barrier With Flashing Shingle-Fashion

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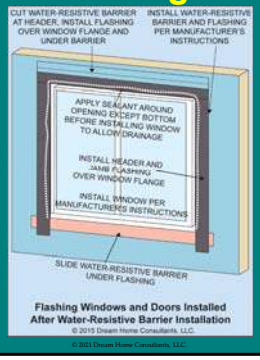
Adhered Veneer (and Stucco) Water Management



Water-Resistive Barrier Installation

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Adhered Veneer (and Stucco) Water Management



Flashing Windows and Doors Installed After Water-Resistive Barrier Installation

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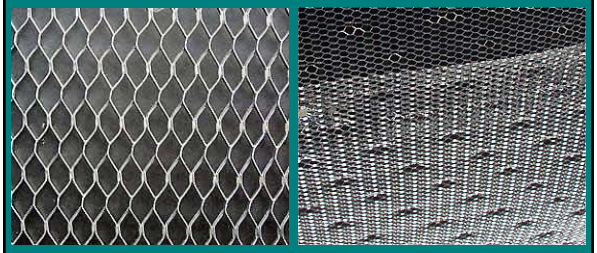
Adhered Veneer (and Stucco) Lath

- Metal lath ≥ 2 ½ lbs. per sq. yd.
- Wire mesh (woven wire) ≥ 18 gauge
- Must be corrosion-resistant
- Must be self-furring (or furring fasteners)
  - Project from WRB at least ¼ inch

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Adhered Veneer (and Stucco) Lath

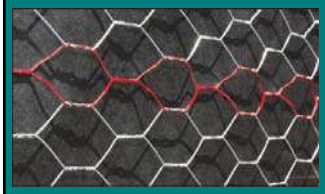
Flat Self-furring

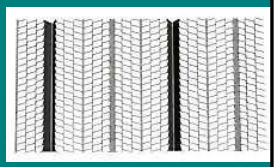


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Adhered Veneer (and Stucco) Lath

Wire Mesh Ribbed Lath





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Adhered Veneer (and Stucco) Lath

- Lap metal lath ≥
  - ½ inch horizontal seams
  - 1 inch vertical seams
  - 12 inches around inside and outside corners
  - But not too much more

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Adhered Veneer (and Stucco) Lath

- Lap wire mesh ≥
  - 6 inches horizontal seams
  - ½ inch vertical seams
  - 12 inches around inside and outside corners
  - But not too much more

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Adhered Veneer (and Stucco) Lath

- Lath fasteners
  - Fasteners (penetrate ¾ inch into studs
  - Staples penetrate ⅜ into studs
  - Vertical spacing 6 inches (IRC)
  - Vertical spacing 7 inches (MVMA)
  - Up to 8 inches for some stucco lath

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Adhered Veneer (and Stucco) Hot and Cold Weather

- Avoid installation under 40° F.
- May need to mist scratch coat and AMV above 90° F.

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Stucco Curing

- Keep coats moist for 48 hours between coats
- Wait seven days before applying finish coat

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Defects

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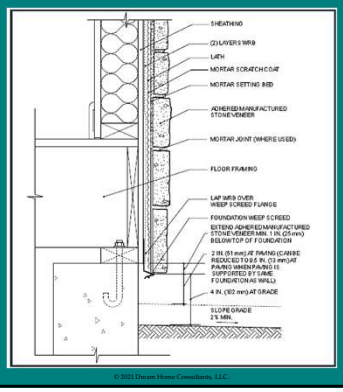
Stucco and AMV Defects

- Stucco or AMV weep screed too close to soil or hard surface
  - Weep screed should be ≥ 4 in. above soil/mulch and ≥ 2 in. above hard surface
    - Reduction to ½ in. allowed if solid walkway **and** extension of house foundation
    - Wood framing under stucco and AMV ≥ 6 in. above soil/mulch

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Stucco and AMV Defects

Illustration courtesy Masonry Veneer Manufacturer's Association



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Stucco and AMV Defects

- Stucco or AMV weep screed too close to soil or hard surface
  - Typical causes
    - Improper installation
    - Grade changed after installation
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects

- Stucco or AMV weep screed too close to soil or hard surface
  - Implications
    - Weep screed deterioration
    - Building deterioration and mold if water cannot drain
    - Wood destroying organism evidence not visible
  - Possible repairs
    - Lower grade or mulch
    - Raise stucco/AMV, not easy or inexpensive

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Stucco and AMV Defects



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Stucco and AMV Defects



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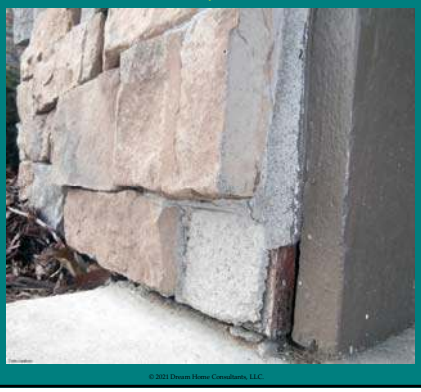
Stucco and AMV Defects



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Stucco and AMV Defects

Photo courtesy Tom Lauhon



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Stucco and AMV Defects

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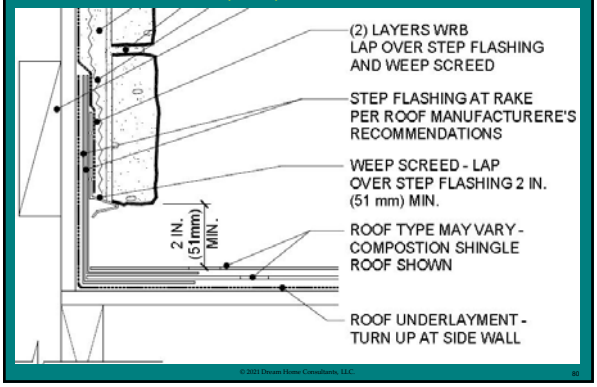
Stucco and AMV Defects

- AMV (stucco?) weep screed too close to roof covering
  - AMV weep screed should be ≥ 2 in. above roof covering
  - Typical causes
    - Improper installation
    - Additional roof covering layers installed

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Stucco and AMV Defects

Illustration courtesy Masonry Veneer Manufacturer's Association



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Stucco and AMV Defects

- AMV (stucco?) weep screed too close to roof covering
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Weep screed deterioration
    - Building deterioration and mold if water cannot drain
    - Difficult to install new roof covering
  - Possible repairs
    - Raise stucco/AMV, not easy or inexpensive

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

Photo courtesy Tom Lauhon



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Stucco and AMV Defects



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Stucco and AMV Defects

- Stucco or AMV weep screed absent or weep holes blocked
  - Typical causes
    - Improper installation
    - Holes blocked by homeowner

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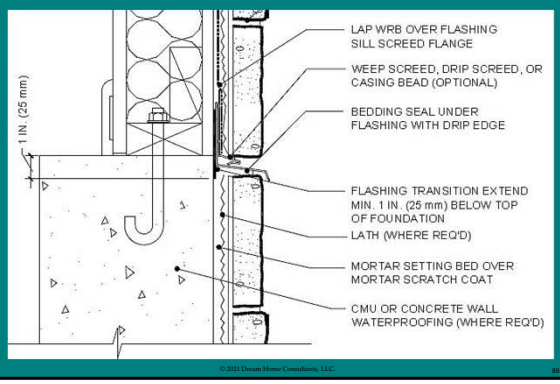
Stucco and AMV Defects

- Stucco or AMV weep screed absent or weep holes blocked
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Building deterioration and mold if water cannot drain
  - Possible repairs
    - Open blocked weep holes
    - Install weep screed, not easy or inexpensive

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Stucco and AMV Defects

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

- Exposed substrate
  - Typical causes
    - Improper installation
    - Damage during or after construction
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects

- Exposed substrate
  - Implications
    - Water infiltration, building deterioration and mold
  - Possible repairs
    - Install stucco or AMV as required

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Stucco and AMV Defects



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Stucco and AMV Defects

- Exposed lath or insulation, stucco too thin
  - Typical causes
    - Improper installation
    - Damage during or after construction
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects

- Exposed lath or insulation, stucco too thin
  - Implications
    - Stucco or AMV deterioration, cracking
    - Water infiltration, building deterioration and mold
  - Possible repairs
    - Repair stucco or AMV as required

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

- Penetrations of stucco and AMV
  - Soffit, handrails & guards, deck ledgers, electrical panel cabinets, light fixtures penetrate the material
  - Typical causes
    - Improper installation
    - No practical alternative

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Stucco and AMV Defects

- Penetrations of stucco and AMV
  - When reportable
    - Judgment call, recommend monitoring or evaluation and repair depending on type of penetration and practical alternatives
  - Implications
    - Building deterioration and mold if water enters through penetration

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Stucco and AMV Defects

- Penetrations of stucco and AMV
  - Possible repairs
    - Apply sealant around penetration (not permanent solution)
    - Reposition penetration if possible

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

- Loose trim and gaps around trim
  - Gaps between trim and surrounding area, especially around windows and doors; trim that moves when touched
  - Typical causes
    - Improper installation
    - Damage during or after construction
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects





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Stucco and AMV Defects

- Loose trim and gaps around trim
  - Implications
    - Loose trim could detach requiring repair
    - Building deterioration and mold if water enters around trim
  - Possible repairs
    - Apply sealant around trim (not permanent solution)
    - Reattach loose trim

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Stucco and AMV Defects

- Horizontal surfaces not sloped to drain
  - Typical causes
    - Improper installation
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects




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Stucco and AMV Defects

- Horizontal surfaces not sloped to drain
  - Implications
    - Stucco or AMV deterioration, cracking
    - Water infiltration, building deterioration and mold
  - Possible repairs
    - Slope surface to drain

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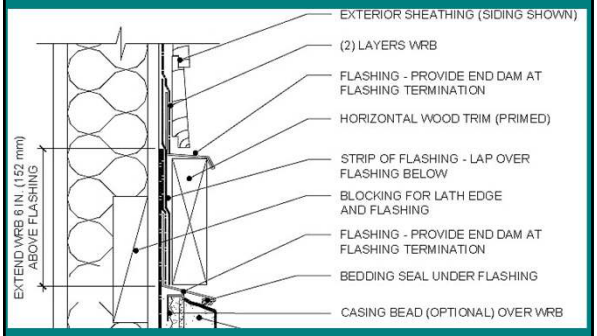
Stucco and AMV Defects

- Improper transitions between stucco or AMV and other wall coverings
  - Transition details should be installed per the stucco or AMV manufacturer's instructions
  - Typical causes
    - Improper installation
  - When reportable
    - All occurrences, recommend evaluation and repair

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Stucco and AMV Defects

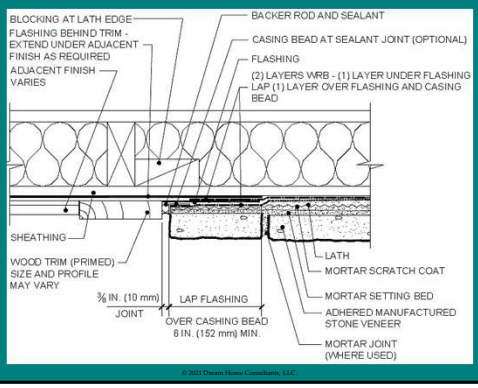
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Stucco and AMV Defects

Illustration courtesy Masonry Veneer Manufacturer's Association



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Stucco and AMV Defects

- Improper transitions between stucco or AMV and other wall coverings
  - Implications
    - Building deterioration and mold if water enters around transition
  - Possible repairs
    - Install transition materials per stucco or AMV manufacturer's instructions
      - May not be easy or inexpensive

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Stucco and AMV Defects



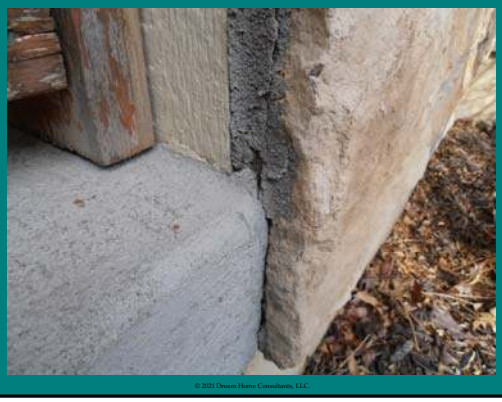
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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

- Absent, damaged, loose, deteriorated, improperly installed flashing and sealants
  - Includes sidewall, headwall, kick out, and transition flashing
  - Typical causes
    - Improper installation
    - Damage by trades, others
    - Age, deferred maintenance

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Stucco and AMV Defects

- Absent, damaged, loose, deteriorated, improperly installed flashing and sealants
  - When reportable
    - Judgement call for minor cosmetic defect
    - All absent, loose, and improperly installed materials
    - Most damaged materials, except cosmetic damage
    - Damage or deterioration that may allow water infiltration

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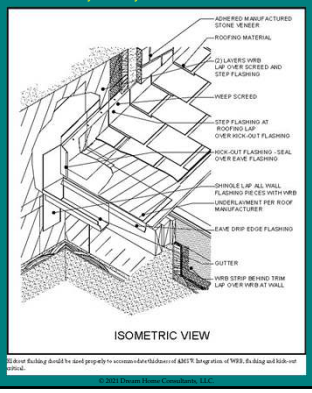
Stucco and AMV Defects

- Absent, damaged, loose, deteriorated, improperly installed flashing and sealants
  - Implications
    - Water infiltration, mold
  - Possible repairs
    - Remove and replace sealants where necessary
    - Repair or replace flashing where necessary
    - Sealants don't replace flashing

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Stucco and AMV Defects

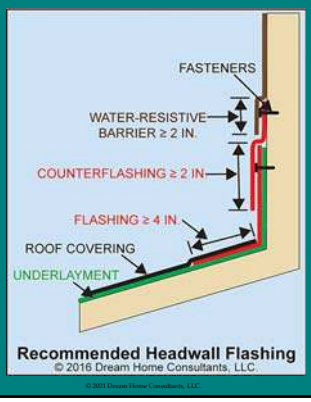
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Stucco and AMV Defects



Recommended Headwall Flashing

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



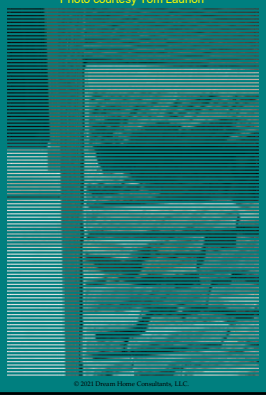
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Stucco and AMV Defects

Photo courtesy Tom Lauhon



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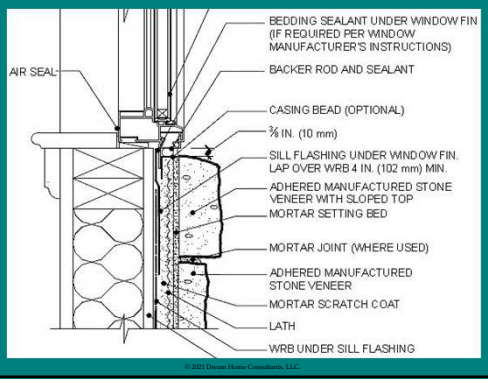
Stucco and AMV Defects



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Stucco and AMV Defects

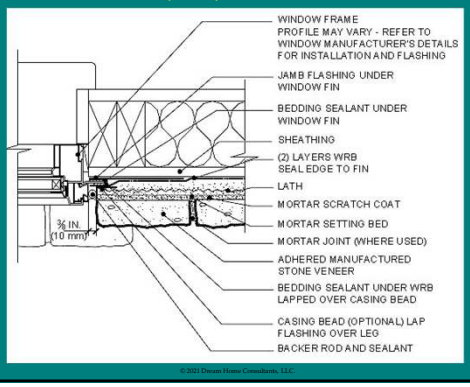
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Stucco and AMV Defects

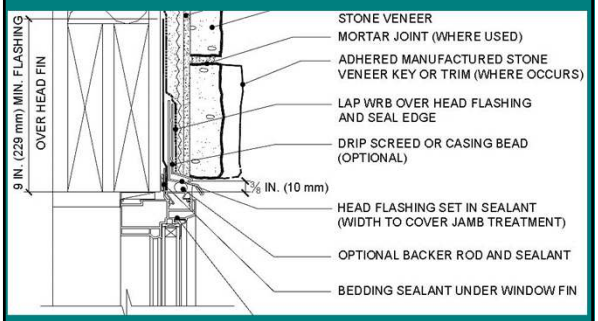
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Stucco and AMV Defects

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

- Efflorescence
  - White power on the stucco or AMV surface, powder is minerals leaching from the stucco or AMV
  - Typical causes
    - Water penetration behind the stucco or AMV
    - Stucco or AMV face exposed to water
      - Gutter/downspout problems, splash back, irrigation spray
    - Moisture wicking up from below

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Stucco and AMV Defects

- Efflorescence
  - When reportable
    - Most occurrences, recommend monitoring if minor and localized, evaluation and repair if widespread
  - Implications
    - Depends on water source
    - Cosmetic if localized
    - Building deterioration and mold if water comes from behind stucco or AMV

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Stucco and AMV Defects

- Efflorescence
  - Possible repairs
    - Locate and eliminate water source
    - Clean off efflorescence

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Stucco and AMV Defects





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Stucco and AMV Defects

- Damaged, deteriorated, loose stucco or AMV
  - Typical causes
    - Accidents (balls, lawn mowers, etc.)
    - Improper installation (e.g. lath improperly fastened, mortar improperly installed)
    - Damage during or after construction
    - Deterioration due to excessive water exposure
      - Irrigation systems
      - Poor roof water management
      - Too close to hard surface, roof, soil, horizontal transition

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Stucco and AMV Defects

- Damaged, deteriorated, loose stucco or AMV
  - When reportable
    - Most occurrences other than minor cosmetic damage
  - Implications
    - Repair costs
    - Water infiltration, building damage and mold
  - Possible repairs
    - Reattach or repair stucco or AMV as required

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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects



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Stucco and AMV Defects

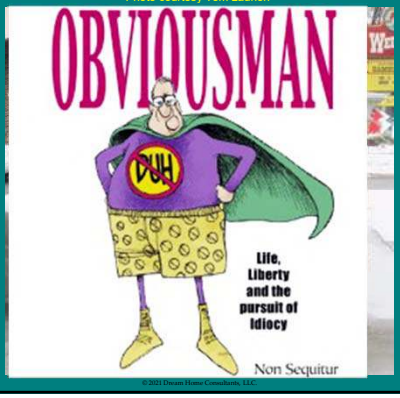
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Stucco and AMV Defects

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Stucco and AMV Defects



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Stucco and AMV Defects





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Stucco Defects

- Spider cracks
  - Surface irregularities that look like a spider web or a road map; similar to crazing of concrete
  - Typical causes
    - Improper curing
    - Wet mix, dry mix, rehydrated mix
    - Improper stucco application

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Stucco Defects



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Stucco Defects

- Spider cracks
  - When reportable
    - Judgment call, cosmetic if not widespread
  - Implications
    - Primarily cosmetic, unless accompanied by other defects
  - Possible repairs
    - None required unless widespread
    - Touch-up recoating for cosmetic reasons if widespread

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Stucco Defects



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Stucco Defects

- Hairline cracks
  - Cracks ≤ $^{1}/_{16}$ inch wide, no out of plane displacement, not widespread or compound
  - Typical causes
    - Improper curing
    - Wet mix, dry mix, rehydrated mix
    - Improper stucco application (e.g., over working)
    - Minor building movement
    - Thermal stress

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Stucco Defects





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Stucco Defects

- Hairline cracks
  - When reportable
    - Judgment call, cosmetic if not widespread, recommend monitoring
  - Implications
    - Primarily cosmetic, unless accompanied by other defects
  - Possible repairs
    - None required unless widespread
    - Touch-up recoating for cosmetic reasons if widespread

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Stucco Defects

Photo courtesy Tom Lauhon



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Stucco Defects

- Minor cracks
  - Cracks >$^{1}/_{16}$ and ≤ ⅛ inch wide, no out of plane displacement, not widespread or compound
  - Typical causes
    - Improper curing
    - Wet mix
    - Minor building movement
    - Thermal stress

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Stucco Defects





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Stucco Defects

- Minor cracks
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Considered cosmetic by some, especially thinner minor cracks
    - Water infiltration, building damage and mold

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Stucco Defects

- Minor cracks
  - Possible repairs
    - Patching possible for cracks around ⅛ inch wide
    - Touch-up recoating for smaller and widespread cracks

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Stucco Defects





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Stucco Defects

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Stucco Defects

- Major cracks
  - Cracks >⅛ in. wide, or ≤ ⅛ in. with out of plane displacement, or widespread or compound cracks
  - Typical causes
    - Building movement
    - Other structural issues (e.g., failure to leave ⅛ in. gap between structural sheathing panels)
    - Water infiltration
    - Improper lath or trim installation
    - Lack of movement joints

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Stucco Defects



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Stucco Defects

- Major cracks
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Possible structural defects
    - Water infiltration, building damage and mold
  - Possible repairs
    - Depends on cause and severity
    - Structural repairs and stucco removal may be required

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Stucco Defects



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Stucco Defects

Photo courtesy Tom Lauhon



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Stucco Defects

- Long linear cracks or bulging
  - Long cracks or bulging, may be spaced at 4 ft. or 8 ft. intervals
  - Typical causes
    - Gaps not left at structural sheathing edges
    - Improper lath installation and fastening
    - Building movement
    - Water infiltration

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Stucco Defects



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Stucco Defects

- Long linear cracks or bulging
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Possible structural defects
    - Water infiltration
  - Possible repairs
    - Depends on cause and severity
    - Structural repairs and stucco removal may be required

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Stucco Defects




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Stucco Defects

- Spalling
  - Small pieces of the stucco finish layer falling off the stucco surface
  - Typical causes
    - Improper curing
    - Not enough time allowed between stucco coats or the finish coat
    - Improper stucco application

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Stucco Defects



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Stucco Defects

- Spalling
  - When reportable
    - Most occurrences, recommend monitoring if localized, evaluation and repair if widespread
  - Implications
    - Cosmetic if localized
    - Cost to recoating if widespread
  - Possible repairs
    - Touch up recoating if localized
    - Recoating if widespread

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Stucco Defects

- Blisters, peeling, chalking
  - Blisters: raised spots on stucco surface
  - Peeling: detachment of stucco surface layer, large pieces
  - Chalking: white film or powder on stucco surface
  - Typical causes
    - Water penetration behind the stucco
    - Stucco face exposed to water
      - Gutter/downspout problems, splash back, irrigation spray
    - Moisture wicking up from below
    - Stucco mix and application issues

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Stucco Defects

- Blisters, peeling, chalking
  - When reportable
    - All occurrences, recommend evaluation and repair
  - Implications
    - Depends on water source
    - Building deterioration and mold if water comes from behind stucco
  - Possible repairs
    - Locate and eliminate water source
    - Repair stucco as necessary

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Stucco Defects



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Exterior Insulation and Finish System (EIFS)

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EIFS – Is Not Stucco

- Also called synthetic stucco
- Invented in Europe after WW II
- Introduced in US by Dryvit in 1969 for commercial buildings
  - Bellagio and other strip hotels are covered with EIFS

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EIFS – Is Not Stucco

- Use in residential construction began in early to early to mid-1980s
- Commercial ≠ residential
- More common in mid-Atlantic, South, Texas, and Gulf coast; but may be anywhere

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EIFS – Is Not Stucco

- Pre about 1996 EIFS
  - Barrier (supposed to be waterproof) system
  - Base coat (≈ ⅛ in.), fiberglass mesh, and finish coat applied directly to foam insulation attached directly to studs
  - No water-resistive barrier
  - No water drainage system
  - No way for water to dry if vapor retarder on interior wall

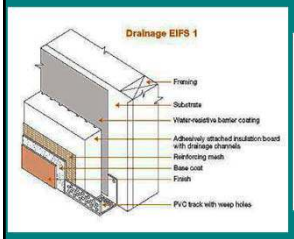
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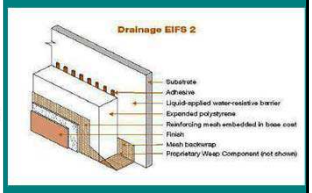
EIFS – Is Not Stucco

- Post about 1996 EIFS
  - Drained (water-managed) system
  - Base coat (≈ ⅛ in.), fiberglass mesh, and finish coat applied directly to foam insulation
    - Sheathing applied to exterior walls
    - Water-resistive barrier over sheathing and under insulation
    - Drainage channels cut into insulation
    - Weep screed and flashing should be installed

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EIFS – Is Not Stucco





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EIFS – Failure Points

- Penetrations and decks not flashed and sealed
- Kick out flashing absent or improperly installed
- Loose trim & gaps at trim
- Horizontal surfaces not sloped to drain

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EIFS – Failure Points

- EIFS below grade or mulch
- Unrepaired damage
- Thin base/finish coats, exposed mesh or insulation
- Various concealed installation errors

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EIFS – Identification & Reporting



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EIFS – Identification & Reporting

- Press test; EIFS gives; stucco doesn't
- Knock test; EIFS sounds hollow, stucco doesn't
- Fiberglass mesh visible at damaged area
- One-coat stucco might fool you

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EIFS – Identification & Reporting

- Expanded polystyrene (EPS) insulation visible at damaged area or at bottom
  - White, compressed beads
  - But could be two or one-coat stucco
- Could be extruded polystyrene or polyisocyanurate board
  - Blue, pink, or orange

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EIFS – Identification & Reporting

- Is reporting presence of EIFS required?
  - Yes: required to describe wall covering in sufficient detail to distinguish from others
  - No: inspections are visual, visual identification can be difficult

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EIFS – Identification & Reporting

- Describe and report presence of EIFS if possible
  - Recommend moisture intrusion inspection of all barrier system EIFS houses
  - Report water-managed EIFS like any other wall covering
    - Report visible defects

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Vinyl Siding

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Vinyl Siding

- First available in 1960s
  - Most popular in 1990s to current
- Very popular in lower end housing, but used in move up housing too
- Very popular as replacement wall covering
  - Look behind vinyl on older houses and report if covering other siding
    - We don't know other siding condition
    - We don't know condition of penetration flashing

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Vinyl Siding

- Estimated service life 20+ years
  - Color may not last this long
- No known systemic defects
  - Allegedly defective batches are sometimes cited as the cause of deformation
  - Early product is alleged to be more susceptible to damage by extreme heat and cold
    - Not so for modern product

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Vinyl Siding



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Vinyl Siding



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Vinyl Siding Installation Guidelines

- Manufacturer's instructions
- Vinyl Siding Institute
- IRC

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Vinyl Siding Installation Guidelines

- Don't nail tight
  - Siding should freely move horizontally
- Embed nail ≥ 1 ¼ in. into framing
  - Nailing to sheathing OK if manufacturer allows
- Drive nails straight, not crooked
- Drive nails in center of slots

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Vinyl Siding Installation Guidelines

- Staples OK if manufacturer allows
- Don't caulk at corners and trim
- Install the starter course

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Vinyl Siding Installation Guidelines

- Install over sheathing
  - Don't install directly to studs
- Install a water-resistive barrier
- Install necessary flashing
- Install the starter course

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Vinyl Siding Defects

- Damaged or loose siding
  - Typical causes
    - Accidents (balls, lawn mowers, etc.)
    - Improper installation
    - Damage during construction
    - Defective manufacturing (alleged)

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Vinyl Siding Defects

- Damaged or loose siding
  - When reportable
    - Judgment call
    - Most occurrences other than minor cosmetic damage
  - Implications
    - Minor damage may be considered cosmetic
    - Loose siding could blow off

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Vinyl Siding Defects

- Damaged or loose siding
  - Possible repairs
    - Secure loose siding
    - Replace siding with major damage
      - Replacement of older siding can be difficult to match color and texture

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Vinyl Siding Defect





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Vinyl Siding Defects



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Vinyl Siding Defects



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Vinyl Siding Defects

- Absent or improperly installed J-channel, and other trim at windows and doors, inside and outside corner trim, gables, sidewalls, siding penetrations
  - – Typical cause
    - Improper installation
  - – When reportable
    - All occurrences

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Vinyl Siding Defects

- Absent or improperly installed J-channel, and other trim at windows and doors, inside and outside corner trim, gables, sidewalls, siding penetrations
  - – Implications
    - Water infiltration
    - Loose siding, blow off during high wind
  - – Possible repair
    - Add J-channel or trim where recommended

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Vinyl Siding Defects

Photo courtesy Tom Lauhon



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Vinyl Siding Defects





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Vinyl Siding Defects

Photo courtesy Tom Lauhon



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Vinyl Siding Defects

- Absent starter strip
  - – Typical cause
    - Improper installation
      - – Siding is loose at first course
  - – When reportable
    - All occurrences
  - – Implications
    - Siding could come off during high wind
  - – Possible repairs
    - Install starter strip

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Vinyl Siding Defects

- Absent, damaged, loose, deteriorated flashing and sealants
  - Includes sidewall, headwall, kick out, and transition flashing
  - Typical causes
    - Improper installation
    - Damage by trades, others
    - Age, deferred maintenance

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Vinyl Siding Defects

- Absent, damaged, loose, deteriorated flashing
  - When reportable
    - Judgement call for minor cosmetic defect
    - All absent and loose materials
    - Most damaged materials, except cosmetic damage
    - Damage or deterioration that may allow water infiltration

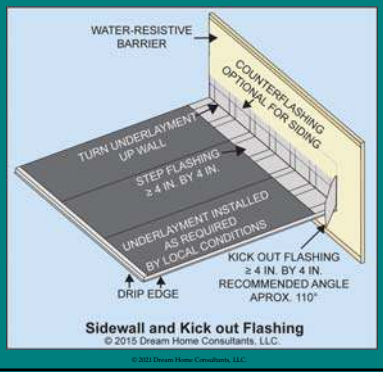
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Vinyl Siding Defects

- Absent, damaged, loose, deteriorated flashing
  - Implications
    - Water infiltration, mold
    - Siding deterioration
  - Possible repairs
    - Repair or replace flashing where necessary

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Vinyl Siding Defects



Sidewall and Kick out Flashing
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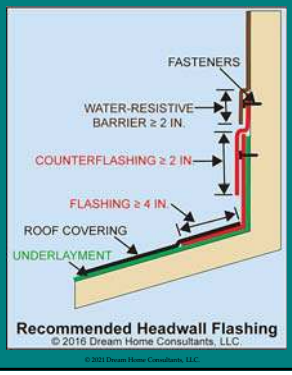
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Vinyl Siding Defects



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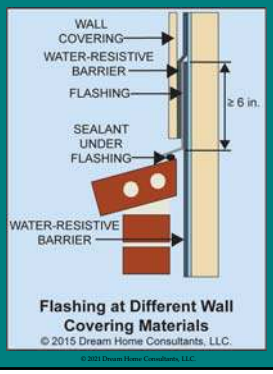
Vinyl Siding Defects



Recommended Headwall Flashing
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Vinyl Siding Defects



Vinyl Siding Defects

Right photo courtesy Tom Lauhon





Vinyl Siding Defects

- No water-resistive barrier
  - – Typical cause
    - Improper installation
  - – When reportable
    - All occurrences, when visible
    - Not required to move siding to determine presence of water-resistive barrier
      - – Water-resistive barrier not required by code in past, usually recommended or required by manufacturer
  - – Implications
    - Water infiltration
    - No practical repair

Vinyl Siding Defects



Vinyl Siding Defects



Vinyl Siding Defects

- Siding too close to earth, hard surface, or roof
  - – Typical causes
    - Improper installation
      - – Usually ≥ 6 in. above earth, ≥ ½ in. above hard surface or roof
    - Grade or adjacent surface changed after installation

Vinyl Siding Defects

- Siding too close to earth, hard surface, or roof
  - – When reportable
    - All occurrences
  - – Implications
    - Difficult roof covering replacement
    - Siding deterioration
  - – Possible repairs
    - Remove and reinstall first course, if possible

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Vinyl Siding Defects



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Vinyl Siding Defects



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Vinyl Siding Defects



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Vinyl Siding Defects



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Vinyl Siding Defects

- Gutter too close to siding
  - – Typical cause
    - Improper gutter installation
      - – Gutter should be ≥ 1 in. from siding
  - – When reportable
    - All occurrences
  - – Implications
    - Siding deterioration
    - Water infiltration
  - – Possible repairs
    - Move gutter away from siding

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Vinyl Siding Defects



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Vinyl Siding Defects

- Siding not level
  - – Typical cause
    - Improper installation, check first course
  - – When reportable
    - Judgment call
  - – Implications
    - Primarily cosmetic
  - – Possible repairs
    - No practical repair

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Vinyl Siding Defects

- Seams not properly staggered
  - – Typical cause
    - Improper installation
      - – Seams between courses should be separated by about ≥ 2 ft.
  - – When reportable
    - Judgment call
  - – Implications
    - Primarily cosmetic, but some increased chance of water infiltration
  - – Possible repairs
    - No practical repair

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Vinyl Siding Defects



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Vinyl Siding Defects

- Deteriorated finish
  - – Siding can be painted if siding is properly prepared and paint made for this purpose is used
  - – Typical causes
    - Improper preparation, paint, or application
    - Age
  - – When reportable
    - Report all painted siding, if possible to determine
    - Report if repainting needed at time of inspection

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Vinyl Siding Defects

- Deteriorated finish
  - – Implications
    - Expensive preparation and painting
  - – Possible repairs
    - Prepare and paint per siding and paint manufacturer's instructions

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Vinyl Siding Defects

- Gaps between pieces, buckling, excessive waviness
  - Typical causes
    - Improper installation
      - Panels will expand and contract with temperature change
      - Panels should lap ≥ 1 in.
      - Fasteners should not be driven tight to allow expansion and contraction
      - Leave about ¼ - ⅜ in. space at trim to allow expansion and contraction

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Vinyl Siding Defects

- Gaps between pieces, buckling, excessive waviness
  - Typical causes (continued)
    - Installation over foam sheathing
    - Building movement
      - Significant movement required
  - When reportable
    - All gaps between pieces
    - Significant buckling, some waviness is common

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Vinyl Siding Defects

- Gaps between pieces, buckling, excessive waviness
  - Implications
    - Water infiltration, especially if no water-resistive barrier
    - Primarily cosmetic if water-resistive barrier present
      - Cracks or splitting possible if bucking is extreme or recurs over time
    - Water-resistive barrier deterioration with gaps and excessive buckling
  - Possible repairs
    - Remove and reinstall improperly installed siding

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Vinyl Siding Defects



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Vinyl Siding Defects

Photo courtesy Tom Lauhon



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Vinyl Siding Defects

Photo courtesy Jerrod Turnbow



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Vinyl Siding Defects



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Vinyl Siding Defects

- Siding applied directly to studs
  - Typical cause
    - Improper installation
  - When reportable
    - All occurrences

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Vinyl Siding Defects

- Siding applied directly to studs
  - Implications
    - Water infiltration
    - Void manufacturer warranty
    - Possible blow off during high wind
  - Possible repairs
    - Remove and reinstall improperly installed siding including sheathing and water-resistive barrier

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Vinyl Siding Defects



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Vinyl Siding Defects

- Siding melted
  - Typical causes
    - Reflection of sunlight from nearby Low E windows
      - Can occur due to windows on neighbor's house
    - Heat source such as outdoor grill, sidewall venting gas appliance, fireplace
  - When reportable
    - All occurrences

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Vinyl Siding Defects

- Siding melted
  - Implications
    - Melted siding
    - Water-resistive barrier may be damaged too
  - Possible repairs
    - Depends on cause
    - Window reflection difficult to solve
      - Window screen
      - Block with plants
      - Use different siding in the area

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Vinyl Siding Defects





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Vinyl Siding Defects

Left photo courtesy Tom Martin





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Vinyl Siding Defects

- Deteriorated color
  - Siding can be painted if siding is properly prepared and paint made for this purpose is used
  - Typical causes
    - Improper preparation, paint, or application
    - Age, original color fades with age
  - When reportable
    - Report all painted siding, if possible to determine
    - Report if repainting needed at time of inspection

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Vinyl Siding Defects

- Deteriorated color
  - Implications
    - Expensive preparation and painting
  - Possible repairs
    - Prepare and paint per siding and paint manufacturer's instructions

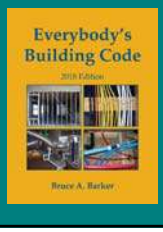
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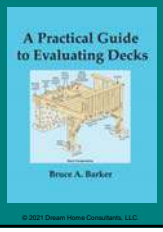
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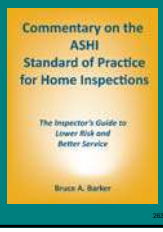
Comments and Questions

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