

EIFS Review Committee

The EIFS Review Committee, is a multi-disciplinary group with expertise in the investigation of water intrusion in EIFS-clad structures, and is reviewing field trials of EIFS repair methods. This document is intended as a public service to assist with understanding the performance of EIFS cladding. Although the information in this document is believed to be accurate, the authors make no warranty, guarantee, or representation, expressed or implied, nor assume any liability for the use of information disclosed herein, or for damage arising from such use.

Mr. Al Best
Prime South Construction, Inc.
Carolina Lath and Plaster Contractors
Association
Wilmington, NC

Mr. Frank Clark
Clark's Services
Irmo, SC

Mr. J. Allen Golden
Assistant Inspection Director
New Hanover County Inspections Dept.
Wilmington, NC

Mr. J. B. Graham III, AIA
Inspections Director
New Hanover County Inspections Dept.
Wilmington, NC

Mr. Don E. Howard
Georgia Association of
Home Inspectors
Stone Mountain, GA

Mr. Thomas M. Kenney, PE
NAHB Research Center, Inc.
Upper Marlboro, MD

Mr. George W. McGee
McGee Consulting Associates, Inc.
Charlotte, NC

Mr. Richard Kroll, PE
Dryvit Systems, Inc.
Providence, RI

Mr. Thomas Remmele
STO Corp.
Atlanta, GA

Mr. Steve Weiss
Weiss Construction
Wilmington, NC

Mr. Mark Williams, FAIA
Williams Building Diagnostics, Inc.
Maple Glen, PA

Water Intrusion and Remediation for Wood Frame Homes with Exterior Insulation and Finish Systems (EIFS)

*A Question-and-Answer Information Sheet
for Home Owners*

Third Edition - January 1999

Water infiltration into homes sided with traditional barrier non-drainable (barrier) exterior insulation and finish systems (EIFS), also known as "synthetic stucco," can cause degradation of underlying materials. Non-drainable EIFS differ from most other sidings because they do not have a drainage cavity, they do not have a weather-resistive barrier (housewrap/tarpaper) behind them, and they have limited drying potential. Geographic location, age of home, quality of construction do not necessarily preclude you from this potential problem. Professional EIFS moisture inspection must become part of the homeowner's maintenance program to properly evaluate, correct and monitor non-drainable EIFS; including repair of non-drainable EIFS and related components. This information sheet has been prepared to help educate homeowners about this potential problem so they can make informed decisions regarding the assessment, maintenance and repair of their EIFS clad house.



What are Exterior Insulation and Finish Systems?

The most common type of Exterior Insulation and Finish Systems (EIFS), sometimes referred to as synthetic stucco, typically consist of five components: adhesive, insulation board (attached to substrate with the adhesive), a base coat into which a fiberglass mesh is imbedded, and a decorative finish coat in the desired color. This type of system is called a *face sealed barrier EIFS* and resists water penetration at its outer surface. It is not intended to drain water that gets behind it. It differs from some other types of cladding that have a weather resistive

QUESTION:

What are Exterior Insulation and Finish Systems? (continued)

How is water entering behind the EIFS?

Why does water intrusion occur behind EIFS and why is it important to discover it?

Is the location of water entry visible, and is the damage visible?

Should I have my EIFS home periodically checked for elevated moisture levels?

ANSWER:

barrier behind the cladding (tarpaper or housewrap) and/or may have air spaces between the cladding and substrate.

There are many types of cladding materials that look like stucco. Traditional stucco is made of cement and is different than exterior insulation finish systems (EIFS) cladding which use a foam plastic insulation board, a polymer/cement base coat, glass fiber mesh and a polymer modified finish coat. Other types of "hybrid" stucco include direct applied polymer/cement base coat to a substrate, or traditional stucco with an acrylic finish coat.

Interfaces between EIFS and dissimilar materials are a common source of water intrusion, not the EIFS lamina (base coat and finish coat). The most frequent source of water intrusion is windows. Water frequently enters the EIFS at window locations via two ways, either the joint around the perimeter of the window or through seams and joints in the window construction itself. Large quantities of water that can result in some of the most severe damage have frequently been discovered entering behind where a roof meets and terminates at the lower edge in a wall. Other potential sources of water intrusion are chimneys, decks and any other penetration of the EIFS lamina.

Water intrusion occurs in a number of ways, through and/or around building components such as windows, doors, gable vents, penetrations, variety of flashing and construction details. Water intrusion also occurs when maintenance of these components and other critical areas like caulk joints, is ignored. It is important to discover the occurrence of water intrusion as water can enter behind the cladding and wet unprotected substrate (building sheathing), and in some cases the wood structural members. Depending upon climate and the overall makeup of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing or preventing such damage.

No. The location of water entry is often difficult to see, and the damage to substrate and structural members behind the exterior wall cladding frequently cannot be detected by visual inspection.

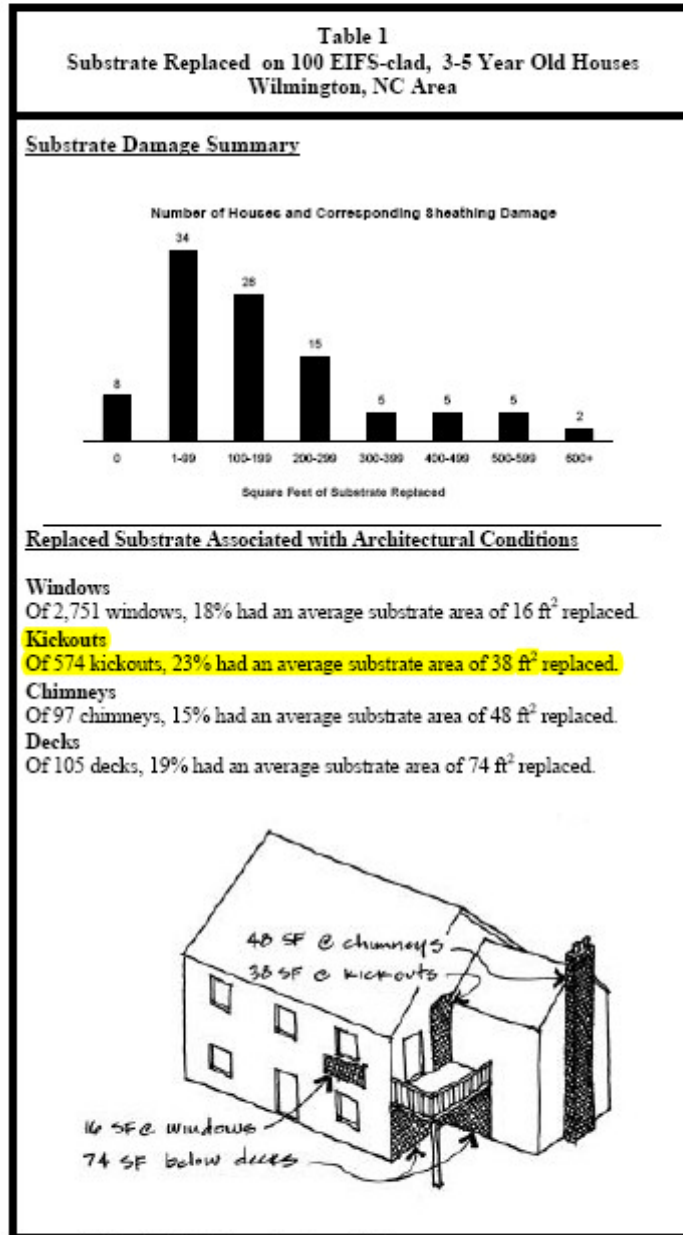
Yes. Testing should be done at least annually. A combination of two moisture meters, non-invasive meter that scans through the wall for the presence of moisture without penetrating the EIFS lamina, and a probe-type meter that penetrates the EIFS lamina and gives moisture readings of materials in contact with the probes should be used. Only a professional experienced in EIFS water intrusion inspections should perform this test. Testing is recommended to be conducted in accordance with the latest edition of *Moisture Testing Guide for Wood Frame Construction Clad with Exterior Insulation and Finish Systems* that is published by the New Hanover County Inspection Department in Wilmington, NC, 910-341-7456.

QUESTION:

How serious are the problems if water intrusion occurs in EIFS-clad houses?

ANSWER:

Damage can be significant if moisture intrusion goes undetected. See Table 1 for statistics on damage. Damage can become more serious if allowed to continue over time.



Source: Williams Building Diagnostics, Inc. - 1997

QUESTION:

Can damaged homes be repaired and does the EIFS cladding have to be removed?

What are the repair objectives?

ANSWER:

Any repair method undertaken should render the house in a serviceable condition. Performance criterion used to determine if a serviceable condition is being sustained is a moisture assessment. A serviceable condition exists when damage or excessive moisture is not detected behind the EIFS cladding. This may be true even if the EIFS manufacturer's standard specifications and construction details were not originally followed. Localized removal of EIFS may be necessary to facilitate repairs where damage is discovered. Total removal of the cladding may not be necessary.

The primary objective of repair methods is to eliminate water intrusion. Repairs should be made where elevated moisture or structural integrity of the material is impaired. Where structural damage has occurred, those areas require replacement of decayed lumber in addition to eliminating the source of water intrusion. Areas of elevated moisture in the absence of damage or decay may require no more than eliminating the source of water intrusion. It has been discovered that undamaged but wet substrate can dry out over time once the source of the water intrusion has been eliminated. Repair methods should address leaks associated with but not limited to:

- **Roofs - install effective kick-out flashing at roof to wall intersections, diverter flashing around trapped-valleys, rake flashing.**
- Caulk joints - install effective caulk joints.
- Windows and doors - caulk window jam to sill joint and joints in any molding surrounding the window or door. Specially designed sill flashing is needed below most types of windows and most windows that are mulled together.
- Decks - install effective flashing.
- Chimneys - install effective cap flashing, cricket flashing at trapped valley, effective kick-out flashing for roof-rake wall intersections.
- Other penetrations - install effective caulk joint and or flashing.
- Cracks and damaged EIFS lamina - repair according to manufacturer's specifications.

Effective implies that flashing and caulking prevents water intrusion. Special care, craftsmen skill, and design consideration are required to make repairs and install flashing.