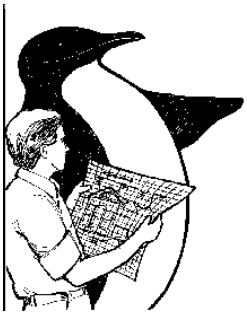
Dryvit Inspection Guidelines For EIFS Clad Houses



To be beneficial, an EIFS house inspection must be done with the primary objective of determining if, in fact, a condition exists that would render the home unserviceable. Simply comparing existing details on a home to published guideline details (intended for new work) does not accomplish this objective. The secondary objective is to initiate repair, when necessary, using options that are both effective and economical to restore the home to a serviceable condition. Merely conforming to the EIFS Manufacturer's published details should not be assumed to be the required repair or necessarily an effective repair.

Inspection reports that note existing detailing items as defective simply because they deviate from published guidelines, without determining if the existing details are functioning properly, can mislead the homeowner, real estate agent, or other parties into requiring remedial work that may not be necessary.

The following are guidelines to be used for existing EIFS when making judgments regarding the necessity of remedial work on single-family residential structures.

DRYVIT SYSTEMS, INC. PUBILISHED DETAILS
Function: For general information and guidance only.

Guidelines: The design, specification and construction with Dryvit products are the responsibility of the project's design professional. The intent of publishing details is to provide a helpful guide in planning and coordinating the critical interfaces between exterior building components (for new work). Alternative detailing is typically suitable as long as it provides the desired performance characteristics to insure watertightness and overall good performance.

HORIZONTAL JOINT AT FLOOR LINE
Function: Address cross grain shrinkage in dimensional lumber that could result in wrinkling or cracking of coatings or bulging of the system.

Guidelines: This shrinkage is significant only when the lumber experiences its initial loss of moisture, or in other words, only occurs once in the life of the building. For existing construction (of 2 or more years), the joint does not need to be cut in if the cross grain shrinkage has already taken place and no bulging, wrinkling or cracking has occurred. (American Institute of Timber Construction provides information on wood properties)

SEALANT JOINTS AROUND OPENINGS AND PENATRATIONS
Function: Prevent water entry at interfaces of Dryvit systems and adjoining materials. Sealant is installed to insure watertightness and to address movement between the materials.

Guidelines: Rectangular joints with sealant and backer rod provide optimal contour and the most movement capability. Angle beads with bond breaker tape or triangular backer rod allow for some movement but are primarily intended to function as weather seals in joints with minimal movement. Angle beads can be appropriate in single-family residential structures for weatherseal joints around windows, doors and other minor penetrations.

PROJECTING SLOPED SURFACES
Function: Minimize maintenance by reducing the potential for snow accumulation and precluding the puddling of water.

Guidelines: Although Dryvit details and specifications state that the slope of inclined surfaces shall not be less than 6:12, a lesser slope will still allow water to drain from the surface (current Dryvit Residential MD details show a 3:12 slope at a window sill). The system is not damaged when it gets wetted out occasionally; but, when wet, it is susceptible to freeze-thaw damage in areas where these conditions prevail. Geographic location and climatic conditions will influence anticipated performance. Residential trim protruding horizontally one inch or less without slope is acceptable if no damage has occurred.

TERMINATION ABOVE ROOF OR DECK
Function: A gap allows for appropriate system edge termination, for ease of roof or deck replacement or repair, and for quicker drying if moisture is present. It also provides for inspection of the system and flashing to insure proper installation has occurred.

Guideslines: On an existing project, if satisfactory performance is noted, the termination can occur closer to the roof or deck surfaces than indicated in published details.

KICKOUT/DIVERTER
Function: Accumulating water run-off should be directed out and away from the structure. Roof to wall flashing requires a kickout diverter at its termination to insure water is directed to the outside.

Guidelines: The diverter can vary in its dimensions to accommodate local exposure conditions and specific detailing requirements as long as it performs by directing water away from wall surfaces.

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