

CARE AND MAINTENANCE

Impact Damage— EIFS

Section 5

Impact damage is caused by a variety of things such as rocks, golf balls, lawn mowers, woodpeckers or just simply something running into the wall surface. If the maintenance department is not comfortable in attempting the following procedures it is recommended that a professional stucco applicator be retained to complete the work.

This procedure can be used to repair holes, cracks, dented areas, etc.

The Procedure:

1. Cut a new square piece of EPS insulation board that just slightly larger than the damaged area. Using this EPS board as a template trace the outline around the damaged area.
2. Using a sharp knife cut along the traced lines all the way to the substrate and remove the damaged EPS insulation board.

Caution: if this is a water managed system do not cut into or destroy the secondary moisture barrier.

3. Mark a line roughly 3" on all sides of the damaged area and using a grinder very carefully grind off the finish only.

Caution: Use extreme care not to damage the existing base coat and reinforcing mesh when grinding off the finish.

4. Using the appropriate fastener or adhesive fit the EPS board (from Step 1) into the opening. Use EPS slivers to ensure there are no voids between the edges of the existing EPS and the new plug.
5. Apply the new base coat (adhesive and reinforcing mesh) so it overlaps the damaged area by 2 1/2" on all sides. Allow this base coat to fully dry before applying the new finish. This is usually 24 hours.
6. Prior to applying it is necessary to protect the existing finish with masking tape and paper. When applying the new finish use the same floating technique that was use on the existing finish so the patch will be less visible
7. Remove the tape and paper immediately after applying the finish and using a brush or other tools that will blend the new finish into the existing finish.

Note: If this patch is being made to a building that is more than two years it would be advisable to have the new finish color matched to the existing building. If there are numerous patches to be made it may be necessary to make the patches and then actually recoat the entire area from one architectural break to another architectural break. For re-finishing please refer to Section 7.

