

CARE AND MAINTENANCE

Crack Repair - EIFS and HCS

Section 6

It is not uncommon for cracks to become visible in the Finish coat . The cause of the cracks can be from structural movement, improper application, water intrusion, or vandalism. The repair procedure involves removing and replacing the system.

Following the removal of the system, if it is possible to ascertain the cause of the cracking then this should be corrected prior to the replacement of the system.

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.



Hard coat stucco repairs involves similar tools and techniques as EIFS repairs and also requires more time to cure between steps.

When the procedure does not require removing and replacing the system:

1. Using a hand held grinder with a carborundum blade grind away the finish coat away from the crack for about 2 1/2" on each side of the crack. (Fig 1, pg 2)
2. Using the same grinder and blade clean out the crack to a depth of 1/4" in the form of a "V". (Fig 1B pg 3)

Caution: Use extreme care to avoid cutting into the reinforcing mesh or metal lath.

3. Fill the "V" shaped opening with UltraPatch and allow to cure for 12 to 24 hours.
4. Once the UltraPatch has cured tape off the existing finish with masking tape and painters paper over the existing finish.
5. Apply the new finish coat in the same texture and color as the existing finish using the same floating techniques for texture.
6. 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.

When the procedure requires removing the system completely:

1. Using a hand held grinder with a carborundum blade cut into the system to a depth of about 1/4" and use extreme caution not to cut into the reinforcing mesh or metal lath.
2. Using a hammer lightly pound on surface of the damaged area to loosen this top layer away from the reinforcing mesh or metal lath.
3. With the reinforcing mesh or metal lath exposed use the grinder and blade cut through the reinforcing and remove the center part, leaving 2 1/2" of reinforcing intact. (Fig. 2, pg 3)
4. Then cut the reinforcing to allow it to be bent out of the way. (Fig. 3 pg 3)
5. Remove the damaged base coat down to the secondary moisture barrier.

Caution: Do not cut into the secondary moisture barrier.

6. Begin replacing the system with enough base coat to embed the reinforcing metal and fold the metal back into place and secure with non corrosive fastener. Complete the application with enough base coat to fill in the damaged area.
7. Allow the base coat to cure for 7 days before applying the finish.
8. Once the base coat has cured tape off the existing finish with masking tape and painters paper over the existing finish.
9. Apply the new finish coat in the same texture and color as the existing finish using the same floating techniques for texture.
10. 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.



Figure 1

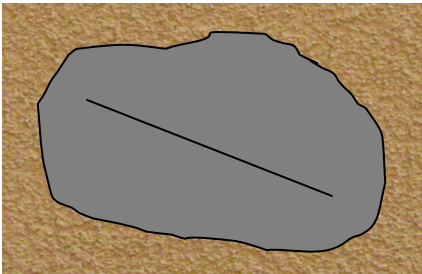
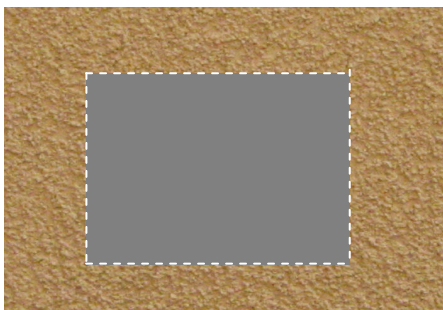


Figure 1 B



Grinding off the finish and fill in the crack.

Figure 2



Cutting through the finish and the top stucco base coat, removing the top base coat, exposing the reinforcing metal.

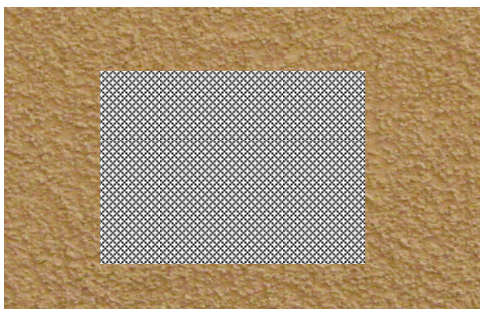
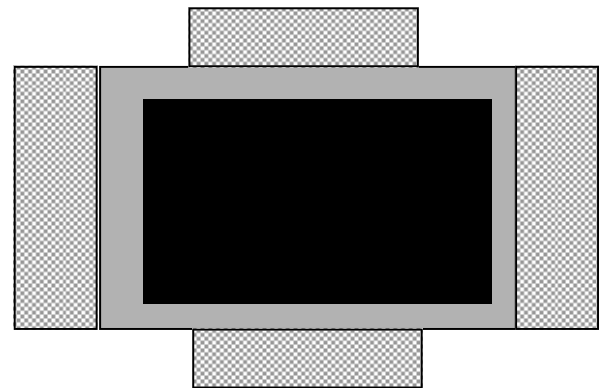


Figure 3



Cut the reinforcing metal and fold back to back to remove the remaining stucco base coat.