

Stucco Identification Guide

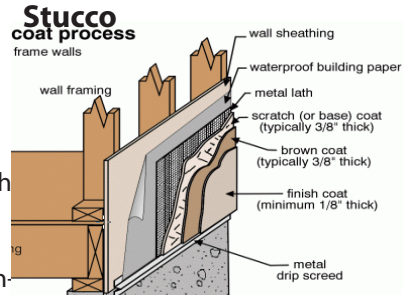
Hard Coat Stucco / Traditional / 3 Coat - is sheathing + moisture barrier + stucco netting/lath + 3 layers of portland cement 1/2" to 3/4" thick. "1 Coat" stucco is similar but with 2 layers of cement with elastic additives. These may also be installed over foam boards.

EIFS (Exterior Insulated & Finish System) is a foam board with a thin 1/32" elastomeric coating. There are numerous types:

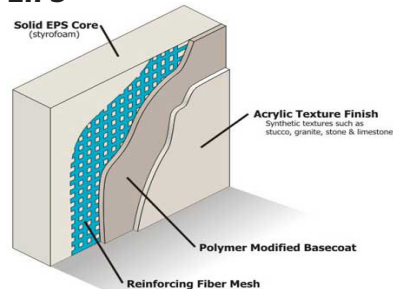
PB - Polymer Based. Also called barrier or face-sealed EIFS. There is no moisture barrier behind the EIFS. It is sheathing + white foam board + fiberglass mesh + 2 thin layers of elastic coating. The face of this system is designed to be water-proof. There are no moisture drainage provisions.

MD - Moisture Drainage. Similar to PB except it has a moisture barrier behind the foam board and a means of drainage at lower edges

PM - Polymer Modified. Similar to PB but uses blue/pink/green foam boards and may have a thicker, stronger coating. It can also have a moisture drainage plane like MD.



EIFS



Stucco

Identification: Sounds solid when tapped, doesn't give when pushed with fingers. Remember decorative bands may be made of foam board.

Look for: Staining, cracks $> 1/8''$, missing weep screeds, missing flashings at changes in materials, especially kickout flashings where roofs meet walls, bulging walls, discolored walls below roof edges, missing caulk and accessories at windows and doors, rust colored corners

EIFS

Identification: Sounds hollow when tapped, gives a little when pushed with fingers.

Look for: Stains, moisture barrier, *any* cracks or damage, missing flashing at changes in materials, bulging walls, missing covering at bottoms, visible fiber-glass mesh texture

Always use a Stucco Certified Inspector like Paul Drayton from 360 Inspections.

Call 904-321-9121

