

The ABCs of Stucco

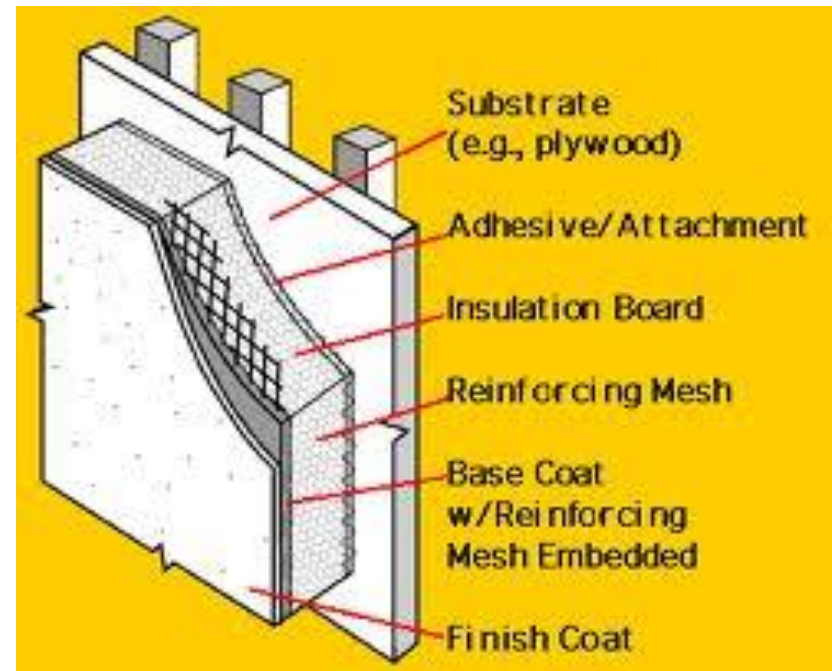
The purpose of siding is to protect the structure.



When we are in the super market and we buy eggs



The issue first raised its ugly head with EFIS
(Exterior Insulation and Finish System).



Stucco is not a “bad” material.
When properly installed
it is
actually a wonderful material.

There are three types of masonry siding-

stone, brick,

**and stucco which is the thinnest,
weakest, lightest, cheapest**



The problem with poor application is
wood rot



All masonry sidings are porous. They absorb water.



There were two common vapor barriers-

Tar paper

and Tyvek



The vapor barrier is the critical
membrane!!

It is all about the application

Stucco over masonry-

**Old Pennsylvania stone
farmhouse**



Stucco over block



“Old time”- translate Italian stone mason full of pride, great workmanship, one and done, more is better. Craftsmanship so good

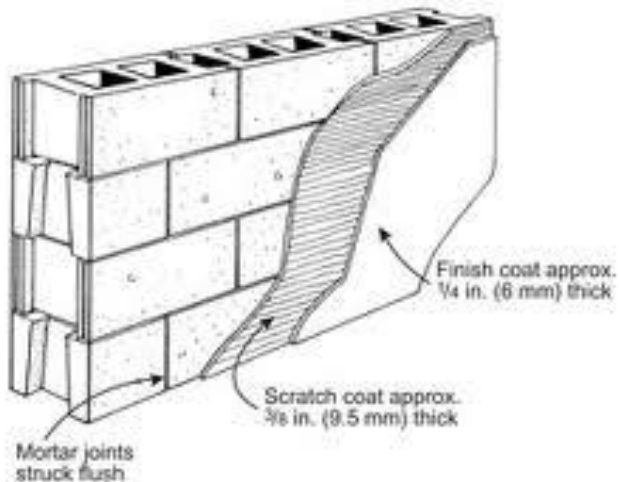


Number of stucco coats

Parging



Stucco over wire scratch, brown, finish coats



Traditional (3 Coat) Stucco Components



Installed over wood- planking, solid sheathing- plywood, OSB, or insulated sheathing



It is not the material, it is the application.



Where were the county/township inspectors?
The codes were always there,
they just weren't enforced.



Time showed us the problems.
We thought stucco was
permanent and maintenance free



Stucco installation issues:

- No weep screed installed at the intersection of house framing and the foundation.
- No caulk gap at all stucco terminations around windows, doors, utility penetrations and trim.
- Earth and roof contact allowing capillary action.
- Missing kickouts, drip cap and expansion joints.

More Installation Issues

- Dark stains on stucco indicating the wood structure may be holding moisture.
- Cracks and holes.
- Previous repairs.
- Rust shows through were installed thin at lath.
- Inspector could not determine the thickness or see the window flashings.

Consider all of the penetrations
through the stucco in your home

No caulk gap at all stucco terminations around windows, doors, utility penetrations and trim.





Electrical





Plumbing penetrations



A/C



Flues



Misc.



Dryer vent. Gas pipe



Installation issues

No weep screed installed at the intersection of house framing and the foundation.



Developing cracks



Bulges are bad



Repaired bulge or crack



Drip cap or the lack there of



No caulk gap



Roof contact



Kick outs or the lack there of



Results from no kickouts



Expansion Joints



Black stains indicating water penetration



The larger, more surface area and
blacker the more serious



Chimneys



Rust through stucco



Inspector could not determine the thickness or see the window flashings.

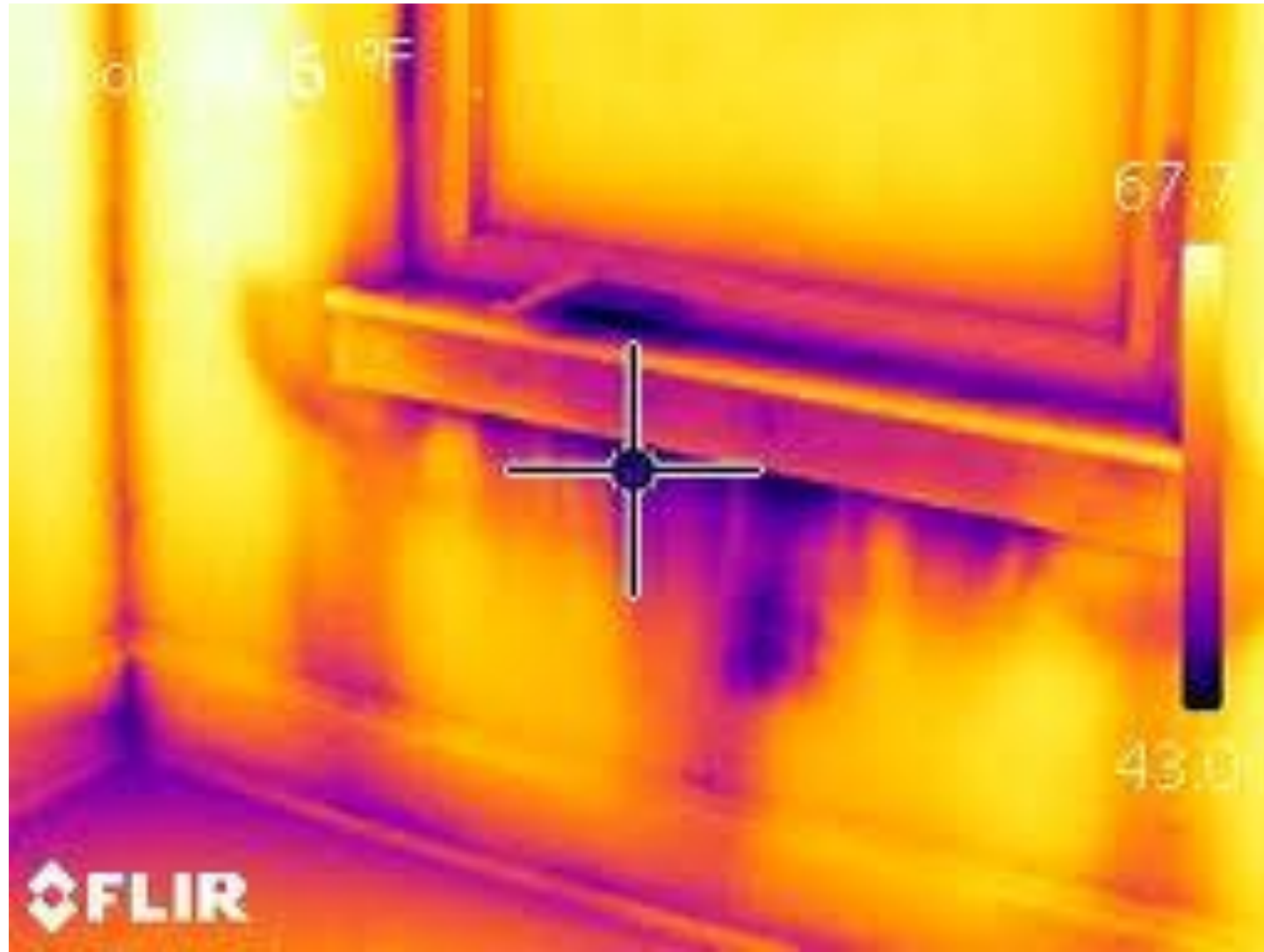


Add up all the deficiencies and over time they show a major problem



Anyone want to be a stucco
inspector- no licensing (not that I am
a big fan of licensing)
New industry.
No true “standards.”

Flir testing- no holes, infrared technology



Intrusive- drilling holes in prescribed locations



Repairs

**OCCASIONALLY NO REPAIRS ARE
NEEDED. IT WAS INSTALLED PROPERLY.**

Typically there are what I call surgical repairs- strengthening the vulnerable spots around windows and doors, chimneys, etc.

Regrettably, there is the occasional tear off. I have had situations where I have reached in behind the wall and pulled out hands full of rotted, wet, delaminated sheathing. If the stucco was installed improperly, then it all may have been installed improperly and consequently need to be replaced.

Sadly sometimes it is what I call melanoma, or bone cancer. Looks good and healthy and you only find out after testing that there is an extremely serious problem and costly solution.

Thank You

- Hope you learned a lot.
- Now here is nice stucco

