

Fall EIFS Maintenance Checklist

Prepare Your Stucco System for Winter

Professional EIFS Inspection and Maintenance Guide

Indiana Wall Systems

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22 Years EIFS Experience | 160 Years Combined Team Experience

IMPORTANT: Temperature Requirements

Complete all repairs before temperatures drop below 40°F. ASTM C1382 sealants require proper curing conditions for winter performance. Schedule professional work early!

1. CAULKING AND SEALANT INSPECTION

Primary Inspection Areas

- ☐ **Window Perimeters and Door Thresholds**
Check all caulking around windows and doors for cracks, gaps, or dried-out material. Look for proper backer rod installation.
- ☐ **Expansion Joints and Control Joints**
Verify movement joints can accommodate thermal cycling. Check for ASTM C1382 compliant sealant usage.
- ☐ **Penetrations and Fixtures**
Inspect sealing around lights, vents, meters, electrical boxes, and other penetrations through EIFS.
- ☐ **Substrate Joint Alignment**
Check joints where different substrate materials meet. Ensure proper joint design and sealant movement capability.

Sealant Quality Assessment

- ☐ **Sealant Adhesion Test**
Gently test existing sealant for proper adhesion to substrate. Note any areas showing separation or failure.
- ☐ **Joint Width-to-Depth Ratio**
Verify 2:1 ratio is maintained. Check for proper closed-cell backer rod sizing throughout.
- ☐ **Color-Matched Sealant Condition**
Assess weathering, UV damage, and color consistency. Plan replacement if aesthetics are compromised.

2. CRACK ASSESSMENT AND SURFACE EVALUATION

Surface-Level Damage

☐

Base Coat Hairline Cracks

Document location and extent of hairline cracks. Measure crack width and assess if repair is needed before winter.

☐

Lamina Punctures and Impact Damage

Check high-traffic areas for impact damage. Note any punctures through the finish coat to base coat.

☐

Delamination Spots

Press gently on suspicious areas to test for soft spots or loose material indicating adhesion failure.

Finish Coat Condition

☐

Blistered or Bubbled Finish

Identify areas where finish coat has separated from base coat. Often indicates moisture or heat damage.

☐

Chalking and UV Degradation

Test surface for chalking by rubbing with white cloth. Assess need for recoating based on degradation level.

☐

Hydrophobic Topcoat Performance

Test water beading on surface. Poor water repellency indicates need for topcoat maintenance.

3. DRAINAGE SYSTEM EVALUATION

Primary Drainage Components

☐

Gutters and Downspouts

Clean debris, test flow capacity, verify 5+ foot discharge distance from foundation. Check gutter apron alignment.

☐

Kickout Flashing at Roof-Wall Intersections

Verify kickout flashing directs water away from EIFS. Check for proper step flashing continuity.

☐

Foundation Grading and Clearances

Ensure 6+ inch cladding-to-grade clearance. Verify grading slopes away from foundation (minimum 1:20 slope).

Advanced Drainage Assessment

☐

Through-Wall Flashing Inspection

Check flashing at horizontal surfaces, decks, and balcony attachments. Verify proper integration with EIFS.

☐

Drainage Plane Integrity (Water-Managed EIFS)

For newer systems, verify weep holes are clear and drainage plane is functioning properly.

4. MOISTURE DETECTION AND TESTING

Visual Moisture Indicators



Discoloration and Staining Patterns

Document any discoloration, rust streaks, or unusual staining that may indicate water intrusion.



Algae and Mildew Growth

Identify organic growth patterns. Consider biocide treatment before winter if growth is extensive.



Efflorescence Around Joints

Check for white salt deposits indicating moisture movement through wall assembly.



Professional Testing (When Indicated)



Capacitance Moisture Meter Readings

Schedule professional testing if visual indicators suggest moisture problems. Document baseline readings.



Infrared Thermography Scan

Consider thermal imaging for comprehensive hidden moisture detection, especially for older systems.

5. PENETRATION AND FIXTURE SEALING

Utility and Service Penetrations

- ☐ **Hose Bib and Water Connections**
Inspect sealing around outdoor faucets and water meter connections. Plan winterization of outdoor water sources.
- ☐ **HVAC Line-Set Penetrations**
Check sealing around refrigerant lines and electrical connections. Verify proper flashing and sealant condition.
- ☐ **Dryer Vent and Exhaust Terminations**
Ensure proper sealing around vent terminations. Check for adequate clearance and proper flashing.
- ☐ **Gas Line Entry Points**
Verify sealing around gas meter and service line penetrations. Note any settlement or movement issues.

Electrical and Communication Penetrations

- ☐ **Meter Base and Electrical Panels**
Check flashing around electrical meter base and main panel. Ensure proper grounding and sealing.
- ☐ **Exterior Light Fixtures**
Inspect gaskets and sealing around all exterior light fixtures. Test operation and weather sealing.
- ☐ **Cable and Satellite Penetrations**
Verify proper sealing around communication service entries. Check for proper grounding and weatherproofing.

6. ROOFING SYSTEM INTEGRATION

Roof-Wall Interface Points

- ☐ **Chimney Flashing and Cap Integrity**
Inspect chimney cricket flashing and cap condition. Check for proper chimney-to-EIFS interface sealing.
- ☐ **Parapet Coping and Drainage**
Verify parapet coping directs water away from wall. Check for proper slope and drainage provisions.
- ☐ **Deck and Balcony Attachment Points**
Inspect flashing around deck ledger attachments and balcony connections through EIFS system.

Attic and Ventilation Systems

- ☐ **Soffit and Ridge Vent Operation**
Verify balanced attic ventilation for ice dam prevention. Clear any obstructions from ventilation paths.
- ☐ **Attic Insulation and Air Sealing**
Check for adequate insulation levels and air sealing to prevent condensation and ice dam formation.

7. VEGETATION AND LANDSCAPE MANAGEMENT

☐ Vegetation Clearance (18+ inches minimum)

Trim shrubs and plants away from EIFS surface. Remove any vegetation touching or growing against the system.

☐ Mulch and Soil Management

Remove mulch or soil piled against EIFS base. Maintain proper clearance to prevent splashback and pest issues.

☐ Sprinkler System Adjustment

Redirect sprinklers to avoid direct spray on EIFS surfaces. Schedule system winterization if applicable.

☐ Tree Branch Management

Trim branches that could scrape EIFS during winter storms. Remove any dead branches over the building.

8. WINTER PREPARATION TASKS

| Snow and Ice Management Planning

☐ Snow Removal Route Planning

Plan snow removal to avoid piling snow against EIFS walls. Identify safe storage areas for removed snow.

☐ De-icing Product Management

Plan application to prevent salt overspray on EIFS. Consider alternative ice management methods near walls.

☐ Equipment Access and Safety

Plan safe ladder placement using standoffs. Identify emergency access routes for winter inspections.

| Documentation and Professional Services

☐ Photo Documentation Completion

Complete photographic record of all problem areas and completed maintenance for insurance and warranty purposes.

☐ Professional Service Scheduling

Schedule any required professional repairs or inspections before winter weather arrives.

☐ Emergency Contact Information

Update and post emergency contact information for EIFS contractors and insurance company.

MONTHLY TIMELINE

| September - Assessment Phase

☐ Complete initial walkthrough inspection

Document all visible issues and prioritize repairs based on severity and weather exposure.

☐ **Schedule professional services**
Book contractors early for optimal scheduling and material availability.

☐ **Order materials for DIY tasks**
Purchase ASTM C1382 compliant sealants, cleaning supplies, and basic repair materials.

October - Active Maintenance Phase

☐ **Complete caulking and sealant repairs**
Finish all sealant work while temperatures remain above 40°F for proper curing.

☐ **Surface cleaning and maintenance**
Complete pressure washing, biocide treatment, and surface preparation work.

☐ **Professional moisture testing**
Complete any required invasive testing or thermal imaging before cold weather.

November - Final Winter Preparation

☐ **Pre-winter final inspection**
Complete final walkthrough to verify all maintenance tasks are complete and properly executed.

☐ **Winter equipment preparation**
Prepare snow removal equipment and plan protection strategies for EIFS during winter.

☐ **Documentation and record keeping**
Complete maintenance log, organize photos, and file warranty compliance documentation.

COMPLETION TRACKING

Inspection Summary

Property Address: _____

Inspection Date: _____

Inspector Name: _____

EIFS System Type: ☐ Barrier EIFS ☐ Water-Managed EIFS ☐ Unknown - Requires Assessment

System Age (if known): _____

Priority Issues Identified

HIGH PRIORITY (Complete immediately):

MEDIUM PRIORITY (Complete before winter):

LOW PRIORITY (Monitor and plan for spring):

Professional Services Required

☐ Moisture testing needed ☐ Structural repairs required ☐ Professional inspection recommended

Contractor Contacted: _____ **Date:** _____

Completion Certification

- ☐ All high-priority items completed before winter weather
- ☐ Professional services scheduled/completed as needed
- ☐ Photo documentation complete and filed
- ☐ Maintenance log updated with completion dates
- ☐ Warranty compliance verified for all professional work

Completed By: _____ **Date:** _____

Professional Inspector Signature: _____ **Date:** _____

EMERGENCY WINTER CONTACT INFORMATION

Indiana Wall Systems Emergency Service: (765) 341-6020

Insurance Company: _____ **Policy #:** _____

Local EIFS Contractor:

Roofing Contractor:

PROFESSIONAL MAINTENANCE STANDARDS

ASTM Standards Compliance

- **ASTM C1382:** Standard for all sealant materials and installation methods
- **ASTM E2568:** EIFS inspection and evaluation reference standard
- **EIMA Standards:** Industry best practices for maintenance and repair
- **ICC-ESR Compliance:** Approved materials and methods verification

Indiana Building Code Considerations

- Freeze-thaw resistance requirements for all exterior materials
- Thermal performance standards for energy efficiency compliance
- Moisture management system requirements for wall assemblies
- Local code winterization and weather protection standards

Safety Requirements

- OSHA compliance for all elevated work and ladder use
- Proper PPE requirements for cleaning and repair work
- Material safety data sheet (MSDS) review for all chemicals used
- Professional licensing verification for contractors performing work

COST-BENEFIT ANALYSIS

Prevention vs. Repair Cost Comparison

Problem Type	Fall Prevention	Winter Repair	Spring Damage
Caulk failure	\$200-500	\$2,000-5,000	\$5,000-12,000
Minor cracks	\$300-800	\$3,000-8,000	\$8,000-20,000
Drainage issues	\$150-400	\$5,000-15,000	\$15,000-40,000
Sealant breakdown	\$250-600	\$2,500-7,000	\$7,000-18,000

MAINTENANCE LOG

Date	Maintenance Task	Materials Used	Completed By	Notes

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Licensed & Insured | EIMA Certified | ASTM Compliant Installation & Repair

This checklist is provided as a guide for EIFS maintenance. Professional inspection and services may be required for complex issues. Always follow manufacturer specifications and local building codes. © 2024 Indiana Wall Systems