

HOMEOWNER CHECKLIST

Existing Homes

- Inspect wall/roof intersections for flashing. Flashing should extend at least 4" up the wall and under shingles. EIFS should terminate at least 2" above roof. The edges of the insulation board must be wrapped with the base coat, reinforcing mesh, and finish. Caulking should be applied where EIFS and flashing intersect.
- Inspect for "kick outs", "turn outs" or a mechanism to divert water from behind wall where roofs intersect with walls below.
- Inspect chimneys for flashing, crickets (if necessary) and "kick outs", "turn outs" or a mechanism to divert water from behind walls where roofs intersect with walls below. The interface of the kick out and the EIFS must be caulked.
- Check for caulking around windows and doors. There should be a 3/8" to 1/2" joint with backer rod and caulking. The edges of the insulation board must be wrapped with the base coat, reinforcing mesh, and finish.
- Inspect caulking to ensure that it is tightly bonded to each side of the joint.
- Inspect caulking to ensure its continuity.
- Inspect penetrations of utility lines and pipes to make sure they are caulked. There should be a 3/8" to 1/2" joint with backer rod and caulking.
- Inspect penetrations by dryer vents, etc. to make sure they are caulked. There should be a 3/8" to 1/2" joint with backer rod and caulking.
- Inspect electrical meters and boxes to ensure that the fastener penetrations are sealed.
- Inspect electrical outlets and light fixtures. These locations should be caulked.
- Inspect downspout and shutter fastener penetrations to ensure that they are sealed.
- Inspect locations where decks are attached for effective flashing and waterproofing.
- Inspect the bottom of walls at decks, patios and entrances for proper termination of the EIFS. The edges of the insulation board must be wrapped with the base coat, reinforcing mesh and finish. There should be a 3/4" joint with backer rod and caulking at these locations.
- Inspect the bottom of walls at grade to ensure that the insulation board is wrapped with the base coat, reinforcing mesh and finish.
- If you retain an inspector to inspect your house check their credentials to make sure they have the necessary expertise to perform a thorough inspection.

New Homes

- New constructions should include the above listed items as well as the following items.
- Make sure the EIFS selected has an Evaluation Report issued by SBCCI Public Safety Testing and Evaluation Services (SBCCI PST & ESI).
- Make sure the EIFS manufacturer is able to provide technical and field support and product test results.
- Require the applicator to produce a certificate of training from the manufacturer of the EIFS being installed. Require the applicator to meet all local licensing requirements. The applicator should be knowledgeable and experienced with the product. Require references such as Architects, other Builders and Homeowners, with names and phone numbers. Check these references and verify that the applicator is listed with the EIFS manufacturer as an applicator of their products.
- Prior to construction have the EIFS manufacturer review and comment on plans and specifications.
- Make sure the builder installs the EIFS product selected.
- Make sure the substrate is acceptable for use with the EIFS.
- Make sure all EIFS components are from the same EIFS manufacturer. Do not allow the intermixing of various manufacturers components.
- Obtain a copy of ASTM PS - 49, "Standard Practice for Application of Class PB Exterior Insulation and Finish Systems". Require builder and applicator to conform with this standard. This standard may be obtained from the American Society for Testing and Materials; 100 Barr Harbor Drive; West Conshohocken, PA 19428. Telephone (610) 832 - 9585.
- Make sure caulking used is as recommended by the EIFS manufacturer.
- Make sure windows and doors are manufactured under a Third-Party Quality Certification program.
- Consider retaining a third - party inspector to periodically inspect the work. Check their credentials to make sure they have the necessary expertise to perform a thorough inspection.

