



SOLUTIONS

RECOATING EIFS SYSTEMS

Many commercial buildings, especially hotels and offices, are now being built using exterior insulation and finish systems, "EIFS", sometimes known by their brand names such as Dryvit, Sto, Plecko, etc. A finished EIFS system looks like stucco, however, there are important differences between EIFS and stucco, which become critical when it comes time to recoat. EIFS systems are extremely lightweight and porous, as they are essentially a textured acrylic finish over lightweight foam insulation. In the south especially, water absorption and lack of sun along north walls can cause an extreme buildup of mildew and algae. Due to the soft, fragile nature of the surface, different preparation techniques must be utilized than are customary over cement based stucco.

The proper procedures to prepare and recoat EIFS is as follows:

1. Pretreat all surfaces with a low pressure flood coat of 10% chlorine and water at no more than 750 psi. Flood the surface with the solution completely, allowing it to sit at least 15 minutes before rinsing with clean water. Areas of extreme algae and mildew buildup should be treated with a solution of 50% chlorine and water, applied at very low pressure (Hudson Sprayers), and then be rinsed off with clean water under light pressure not to exceed 900 psi until the mildew and algae is gone. Repeating this cleaning step may be necessary under severe contamination conditions.
2. Apply one heavy coat of Scott Aquaseal #692 White to seal chalk and prime the surface. Due to the extreme porosity of the EIFS system, apply enough Aquaseal to satisfy the porosity. Areas that were heavily mildew or algae contaminated may need a second coat of Aquaseal for best sealing and priming.
3. The best topcoat for EIFS is Scott Ultra 100% Acrylic Velvet Supercoat #420 applied to full opacity. Scott Plastiflex® #1000 Acrylic Elastomeric Hi Build Coating is recommended when all sources of water intrusion are completely eliminated through proper caulking techniques.

Special Note: The primary causes of failure for EIFS systems is water intrusion through window seams, expansion joints, band edges, and cracks. These openings should be caulked with Scott Plastiflex® Elastomeric Brush Caulk #5100 or #5300 Elastomeric Adhesive Caulk, with larger holes patched with Scott Plastiflex® Patching Compound #5200. Window joints should be caulked with a very high quality acrylic urethane water based caulk. Do not use any hard caulking or patching compounds due to the extreme movement expected in EIFS systems.

WARNING: The use of any solvent containing systems and solvent based sealers is expressly prohibited due to the sensitivity of the underlying foam to the solvents. Complete dissolving of the foam insulation can be expected when the surface is touched by any solvent containing materials.

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