



### Statement of Conditions that Affect EIFS Homes

The following cost data and repair statistics were garnered from information gathered by Stucco Retro™ over the last three years. For this cost estimate the repair cost of sheathing and framing will remain constant. A cost of \$12.00 per square foot\* is used.

Working from this information and information available on the NAHB website, we offer the following information as a means to inform those that may have similar situations.

According to the National Association of Home Builders the areas on EIFS homes that lack diverter flashing have a 78% chance of sheathing or structural damage.

They also state that 45% of the windows tested on EIFS homes also suffered the same type damage below the windows.

The average home has five diverters and there is an average of forty windows.

#### Diverter Flash Repair Cost

From the above data we assume there will be average of four diverters that have damage. These areas will have approximately 30 square feet each of damage for a total of 120 square feet.

|                                      |  |
|--------------------------------------|--|
| Repair cost to sheathing and framing | 120 square feet @ \$12.00 = \$1,440.00 |
| Install diverters complete           | 5 each @ \$250.00 = \$1,250.00         |

This is an average of less than \$3,000.00 for the diverter flash problem. If properly installed, the problem should be solved and should not reoccur.

#### Window Repair Cost

The average cost to repair or replace window units per home including new metal head flash and the installation of proper bond breaker sealant joints.\*\*\*

The repair cost to sheathing and framing\*\* 40 units at 20 square feet of damage at 45% as stated in NAHB = 360 square feet

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|---|
| 360 square feet @ \$12.00*** = \$4,320.00 |
| 40 units @ \$450.00 = \$18,000.00         |
| Total estimated repairs = \$22,300.00     |

#### Is the window problem solved?

\* Cost may vary in your area.

\*\* NAHB

\*\*\* Stucco Retro™ data

The following is a case study of three homes. Two of these homes underwent the typical repairs as described previously. The third home shows what can happen even with proper sealant joints installed.



Above is a photo of a well-kept EIFS home. This home was constructed in the mid-south approximately four years ago. While talking with the owner, we realized that this home was retrofitted within the last year and a half.

The retrofit contractor holds several certifications for product knowledge and is a certified EIFS inspector. The contractor has a reputation for being one of the best retro contractors in the area and is active in a national organization to promote good EIFS installations.

On inspection of this home we found the EIFS details to be up to standard in every aspect with the exception of metal head flashing over the windows and doors.



On the front left elevation of this home you will notice a triple-ganged set of double hung windows.

If you could inspect these windows, you would observe no metal head flash, but the overhang of the EIFS trim offers protection to the headers. You would also observe good working EIFS to wood sealant joints. If you looked at the window unit itself, you would not be able to detect any problems.

At the owner's request, we were asked to look at the interior of the room behind these windows.



The complaint of the owner was very obvious.

He had discovered that his hardwood floor under the windows had rotted away. Once he discovered the problem, he removed the base board under the windows and found additional water damage beginning to take place in the framing. Notice the growth of mold on the framing and subfloor.



The second home is nine years old. It was custom built and the EIFS was installed by a large commercial plastering contractor.

In the fifth year, ten of the windows on this home were replaced due to rot. The same plastering contractor also brought the home into specification by installing expansion joints, proper window

and door sealant joints, metal head flashing and diverter flashings. The repair costs were over \$40,000.00.



Several months ago the homeowner decided to sell and was informed by their realtor that the home would have to be raised 8" above grade in order to get a termite contract. As this work was under way it became apparent that there was a problem under the front windows that were replaced four years ago. The problem occurred under both the upper and lower window units.



Again the hardwood flooring and framing under the first floor window was deteriorated.



The last home in the study is slightly over four years old and has an EIFS polymer based system. This home was also constructed with proper sealant joints.



As you can observe from the photo, again the windows rotted out around the backer rodded sealant joint. This was due to water infiltrating the wall through the window and not through the EIFS or its sealant joints.

Other than moisture problems that did occur below the windows, these three homes have another common factor. All three have been retrofitted with the Flashpans and treated with a spore block material. The Flashpan will drain any moisture that gets into the wall cavity to the exterior. It allows for ventilation to the otherwise sealed area under the window and the window can be treated with a spore block inhibitor annually.

**FLASHPAN - Window drain pans in a Flash** (patent pending)

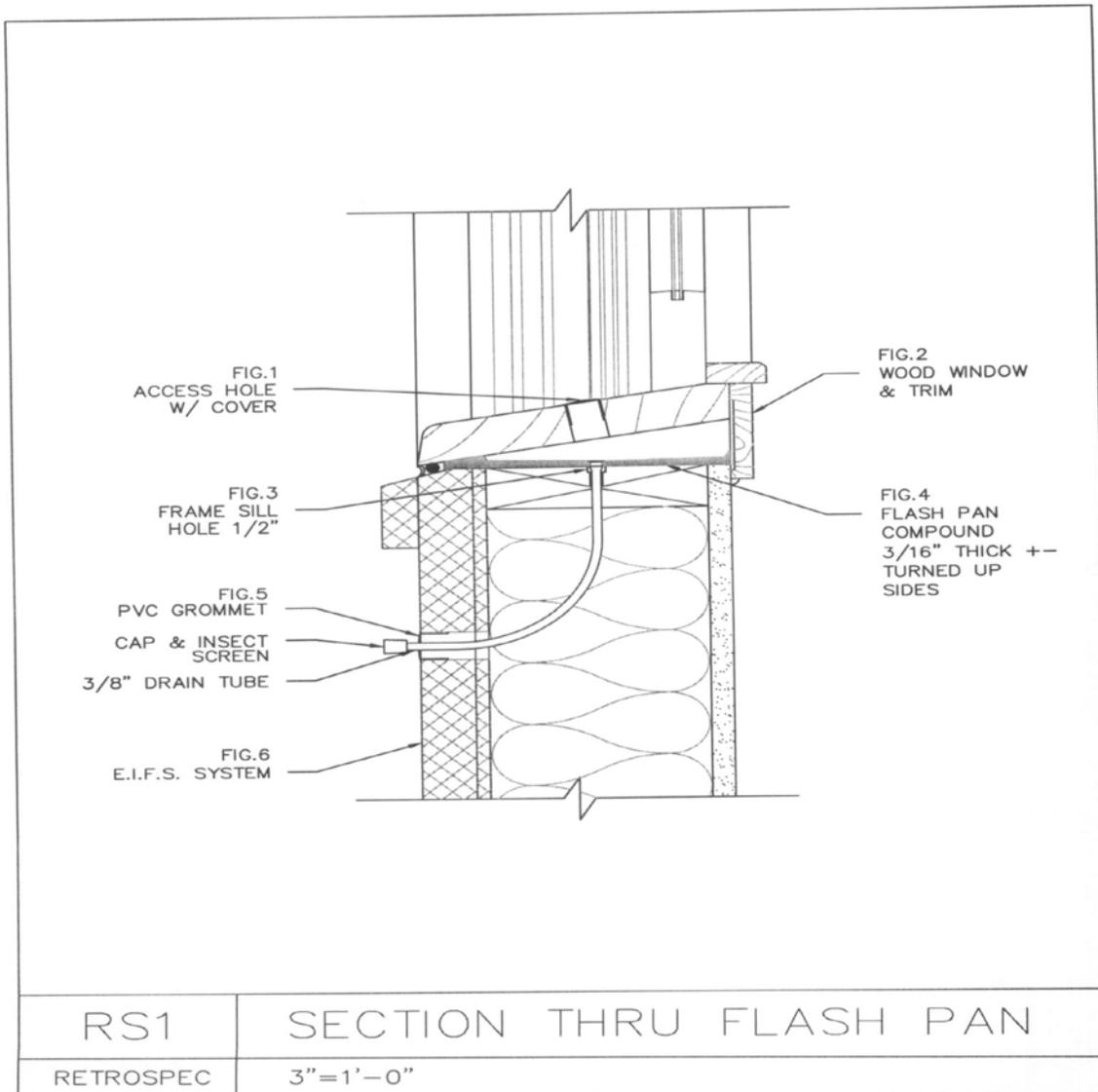
- ◆ Revolutionary break-through for the treatment of leaky windows
- ◆ Easy retrofit for existing EIFS and stucco homes
- ◆ New or existing construction
- ◆ Save the existing windows and walls
- ◆ Eradicate existing mold
- ◆ Dealer/installer inquiries welcomed

**Distributed by:**

**Stucco Retro West TN Inc**  
**590 Highway 70**  
**Arlington, TN 38002**  
**901-867-1502 or cell 901-490-2638**

For more information visit the following website:

[www.stuccoretro.com](http://www.stuccoretro.com)



In my patent search of the Flashpan, I was amazed to find that the idea of a drain tube was first introduced to the residential construction market in 1887 (see attached artwork).

Using the vent tube concept, pouring a rubber pan under the windowsill and providing an annual spore block treatment through the tube has proven to offer a solution to some of the moisture problems, especially those caused by leaking windows.

Any window that undergoes the **Total Window Treatment** as specified by Stucco Retro™ or any sheathing or framing that may be damaged due to moisture infiltration will be repaired or replaced at no cost to the owner.

For more details, see the Stucco Retro™ Warranty and Maintenance Program or visit our website at [www.stuccoretro.com](http://www.stuccoretro.com).