

Efflorescence

Efflorescence (see Figure 1) is an accumulation of minerals deposited by water evaporating upon movement through various materials. It is commonly seen in concrete, brick, and stucco. While efflorescence in and of itself typically does not present a problem, an accumulation of efflorescence indicates that water is moving through the concrete, brick, or stucco, and damage or deterioration is the typical result.

Efflorescence also sometimes conceals cracks, particularly in foundations, retaining walls, and fences; concealed damage is not within the scope of the property inspection. Efflorescence in driveways, walkways, porches, patios, and decks typically indicate that water is ponding in those areas. Once efflorescence begins, it is very difficult to stop, and you'll simply have to practice

Regular homeowner monitoring & maintenance.

to prevent advanced deterioration and to keep your property looking nice.



Figure 1. Excessive efflorescence on foundation wall.

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