

# Procedure for Sealant Joint Maintenance and Repair in EIFS

## INTRODUCTION

At some point it is likely that sealants used to waterproof joints in EIFS claddings will need to be removed and replaced. While drainage EIFS designs offer secondary moisture protection, even in these systems it is important to maintain sealant integrity. In instances where it is not possible to remove and replace existing sealant joints that need repair, a bridge joint can be applied on top of the existing joint.

## REPLACING SEALANT

1. Cut existing sealant away from EIFS joint using a scoring knife or a sealant cutting knife with an oscillating blade, such as the CRL Fein SuperCut Sealant Cutter Knife. Avoid slicing into the EIFS lamina. If the EIFS lamina is damaged, mark these areas for subsequent repair.
2. Remove existing sealant and backer rod from the joint. Remove sealant residue and any finish that may be present inside the joint using sandpaper, a hand-held grinder, or paint remover and a scraper.
3. Brush or blow away dust on joint surfaces.
4. Apply a skim coat of Finestone A/BC or A/BC 1-Step Base Coat to the prepared joint surfaces. If the EIFS lamina has been damaged, embed Finestone Reinforcing Mesh in the base coat. Ensure that the surface of the base coat is smooth and reinforcing mesh is fully embedded and wrapped entirely into the joint to provide sufficient substrate for sealant application. Allow base coat to dry for a minimum of 24-hours.
5. Remove dust from the joint with a brush or oil free compressed air. Mask off EIFS finish on the surface of the wall to avoid staining. Prime with Master Builders Solutions MasterSeal P179 Primer using either the cloth or brush method depending on the surface texture. Allow the primer to dry. Primed joints must receive sealant on the same day that primer is applied.
6. Install correctly sized closed-cell backer rod to the correct depth.
7. Apply Master Builders Solutions MasterSeal NP100 or NP 150 sealant. Tool the sealant with a striking knife or spatula to smooth the surface, forcing the sealant against the backer rod and substrate. Use of liquid tooling agents are not recommended. Allow sealant to become tacky prior to removal of masking tape and materials used to gauge sealant thickness. Allow sealant to fully cure.

## OVERLAY SEALANT

1. Cut the existing sealant down the middle of the joint through to the backer rod. Be careful not to cut the backer rod, as this can cause bubbling in the sealant if cut.
2. Remove at least 3/8" of textured finish on either side of the joint, exposing the base coat. Do not grind into reinforcing mesh.
3. Clean dust and debris from the surface that will receive sealant using a brush or oil-free compressed air.
4. Mask off textured finish outside of the area that will receive sealant. Build up the area adjacent to the places that will receive sealant to at least 1/4" thickness to allow the thickness of subsequently applied sealant to be gauged.
5. Apply bond breaker tape over the existing sealant joint.
6. Prime affected area with Master Builders Solutions MasterSeal P179 Primer. Allow the primer to dry. Primed joints must receive sealant on the same day that primer is applied.
7. Apply Master Builders Solutions MasterSeal NP100 or NP 150 sealant, extending sealant at least 3/8" onto basecoat on either side of the existing joint. Tool the sealant with a striking knife or spatula to smooth the surface. Sealant should be a minimum of 1/4" and no more than 3/8" thick. Use of liquid tooling agents are not recommended. Allow sealant to become tacky prior to removal of masking tape and materials used to gauge sealant thickness. Allow sealant to fully cure.

## CONSIDERATIONS AND CONDITIONS

- Do not apply Finestone finish into or over the sealant joint.
- Other acceptable sealant can be used. Please reference Technical Bulletin *Acceptable Sealants to use with Finestone Wall Systems* for more information.
- Use closed cell backer rod for sealant joints in EIFS.
- A sealant field adhesion test within the specific application is always recommended to confirm adhesion and suitability of the application.
- For any procedures requiring removal to the substrate, advise your design team when application of AWRB is needed.

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