



Cliff Kapson Consulting, Ltd

Commercial & Residential Independent Third-Party EIFS Inspection Program

The primary purpose of our third-party EIFS inspection program is to ensure that your EIF System installation adheres to the architectural drawings and/or is in conformance with local code and the approved EIFS manufacturers' specifications and detail requirements. Following is an overview of our Third-Party Monitoring and Maintenance Program.

Third Party monitoring of any EIFS application requires onsite site inspections during the following five critical stages of the application:

1. Inspection of substrate, appropriate flashing and installation of weather barrier and drainage components.
2. Observation of back wrapping procedures and installation of the insulation boards.
3. Application of reinforcing mesh and base coat.
4. Application of the finish coat.
5. Joint preparation and installation of the sealants.

Additionally, site inspections will include, but not be limited to, verification of:

1. Proper flashing details as required by either the EIFS manufacturer or the project's design professional.
2. Job protection from damage, such as, maintenance of minimum temperature during curing, ultraviolet damage to insulation boards and protection from moisture while curing.
3. Type of insulation boards used.
4. Type of mechanical fasteners used.
5. Joint width at openings and penetrations.
6. Joint width at expansion joints.
7. Clearance above finished grade.
8. Clearance above roof, deck and patio areas.
9. Type of mesh material used.
10. Base coat coverage of mesh.
11. Type of sealant primer used.
12. Type of sealant used.
13. Type of backer rod used.
14. Type of finish coat material used.

Progress of work is photo-documented at the time of site visits and we will provide a checklist of observations made. Upon completion of the installation we will submit a final letter of completion, along with all photo-documentation of the EIFS installation.

Of course we understand there can be vast differences in the scope of work from project to project. That is why Cliff Kapson Consulting, Ltd will work closely with you, your contractors and sub-contractors to ensure that the third-party inspection program we implement is appropriate for your needs.

Additionally, as outlined elsewhere on our website, we understand that proper maintenance is key to the successful long-term performance of any EIF system. Therefore, our Third-Party Inspection Program includes an outline for continuing maintenance inspections after completion of the project.

Following is an example of a comprehensive Third-Party and Maintenance Inspection schedule:

Phase I: Review of plans and specifications and recommend revisions as necessary. Review product submittals and installation details from EIFS subcontractor.

Phase II: Inspect application procedures, and work with installers to correct any issues at the beginning phase of installation. (5 to 7 days on site)

Phase III: Final inspection of EIF system and associated caulking; identify areas needing attention at the completion of installation. (1-2 days on site)

Phase IV: Inspect building for EIF system failures at 6-month intervals for 2 years and then annually or biennially, thereafter.

Maintenance inspections shall include, but not be limited to; visual observation of the exterior of the structure, including inspection for visible signs of mold, mildew or other staining on the exterior cladding. Inspect for compression cracking, impact damage or other physical damage, finish coat delamination or any other visual irregularities.

Maintenance inspections will also include, moisture testing in selected locations. Moisture testing is performed with a penetrating probe meter in selected locations. These locations will be determined by visual inspection of the aforementioned details, as well as through the use of a Tramex Wet Wall Detector. All penetrations made by the survey professional to facilitate moisture readings will be sealed using an EIFS industry approved sealant.

Upon completion of the scheduled maintenance inspection, all data compiled will be evaluated and transposed into a report that will detail an evaluation of any problems observed as related to the overall performance of the EIF system.

We Perform Inspections Nationwide

Cliff Kapson Consulting, Ltd is available for inspections and consultations anywhere in the United States. Simply pick up the phone and call **888-304-3437** or email us at cliffkapsonconsulting@gmail.com and we will usually respond to whatever your needs are within 24 hours.