

Homeowners Tips Sheets

EIFS

Exterior Insulating and Finishing Systems



**School of
Professional
Home Inspection**

This document is a
sample from the Home
Inspections
Fundamentals class

Learn more about
becoming a Licensed
Home Inspector at
Sophi.biz



What is EIFS?

Exterior Insulating and Finishing Systems

- Looks similar to stucco
- Installed over foam panels, insulated
- High rates of failure very hard to detect
- Recommend a specialized EIFS inspector



EIFS

There are **many kinds** and without special training you will not be able to fully evaluate it.

1. Barrier or Face-Seal PB-EIFS
2. Moisture-Drainage MD-EIFS
3. Polymer Modified or PM-EIFS
4. Modern Polyisocyanurate| or PI-EIFS
5. Direct-Applied Exterior Finish System or DA or DEFS

Wonder why it has been re-engineered so many times? Because its fails, **a lot!!**



EIFS

Be very careful with this product:

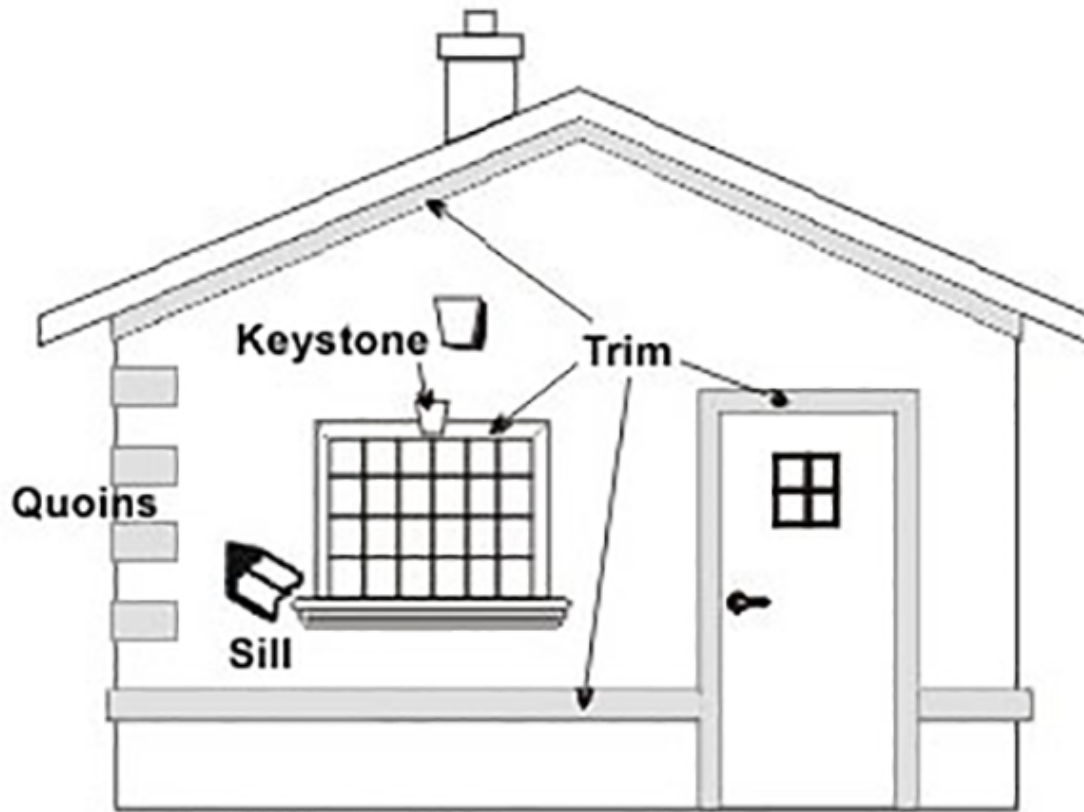
Unless you have special EIFS inspection certifications, we recommend you are very careful about how you report on EIFS.

With the large exterior area of these structures the chance of some area having a failure is pretty good and you are **likely to not see it.**

EIFS



EIFS



Traditional stucco may have EIFS style corners and trims.

EIFS has insulating foam underlayment over the fields of the home



EIFS Inspections

EIFS Stucco Inspections:

There are several components that should be inspected during the identification and description of the stucco/EIFS siding material, including the:

- Exterior wall cladding
- Flashings
- Trim
- Doors and windows
- Deck and balcony attachments and flashings
- Eaves, soffits and fascia
- Grading and surface drainage



EIFS Inspections

EIFS Stucco Inspections:

knock with your hand on fields of the cladding to determine what product you are inspecting

Stucco and EIFS...

- Be on the lookout for cracks or damaged areas
- Recommend any areas in question are repaired
- Any evidence of water intrusion especially around windows, doors, or other penetrations of the cladding

EIFS

Unless you are qualified and have special certifications (and insurance) **reccomend a certified inspector check it out**

Thank You

Learning today
Leading tomorrow



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