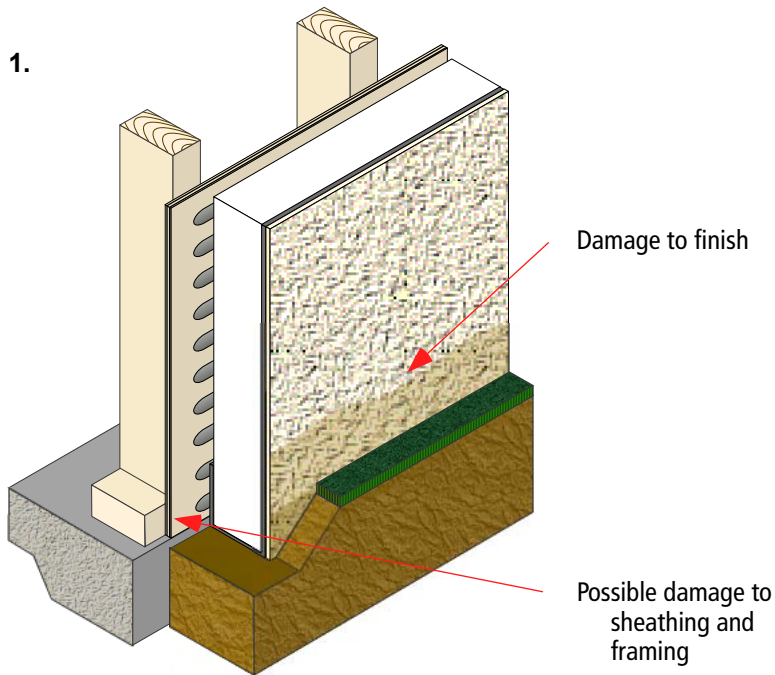


Sto reStore

Cut back and repair at grade

Detail No.: 74.10

Date: December 2011

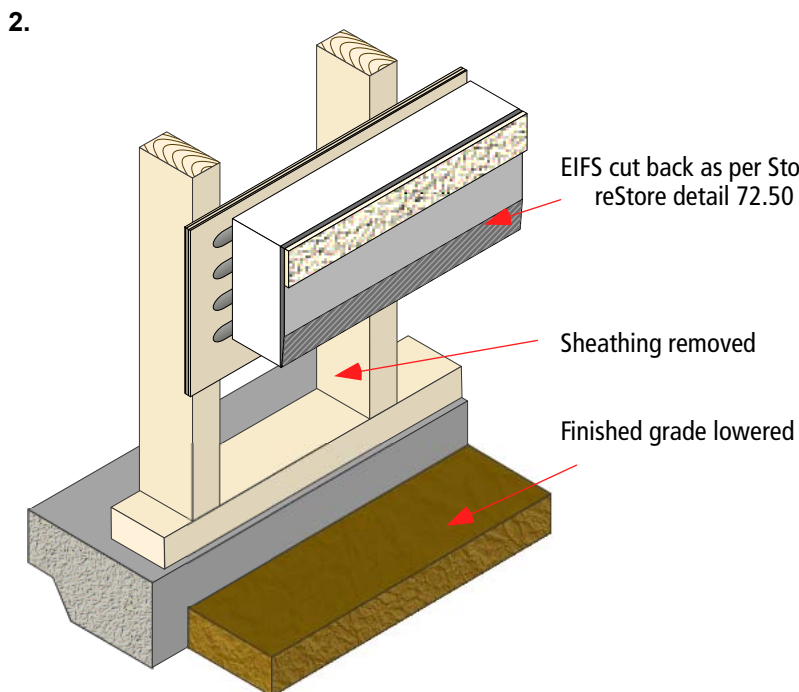


1. Procedure illustrates repairs to EIFS installed close to grade with landscaping installed over the bottom of the EIFS.

This is a common problem with slab on grade construction. Landscaping should be maintained a minimum of 8" (200 mm) below the underside of the EIFS.

The bottom of the EIFS finish is subject to staining from water splash, and will soften and require additional maintenance if kept wet. In some geographic regions insects will tunnel into the wall assembly behind the EIFS. Such damage may not be visible during inspections.

In more serious situations water from the soil may result in high humidity in the wood sheathing and framing. Relative humidity over 20% for prolonged periods can result in deterioration of wood products.



2. Remove the landscaping from around the bottom of the EIFS. Ensure an adequate distance is maintained between top of finish grade and the wood framing, as defined in applicable building codes.

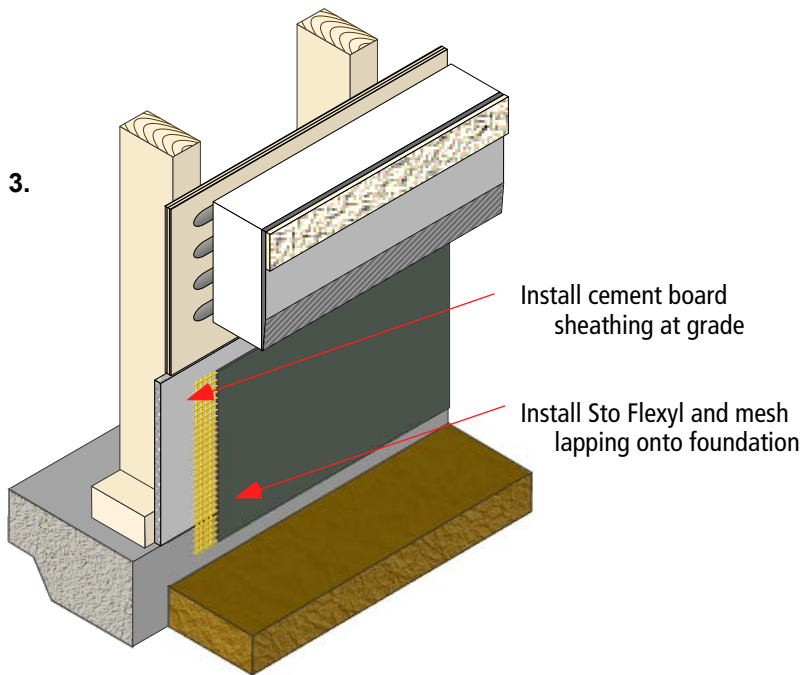
Cut off the EIFS following the procedures outlined in Sto reStore detail 72.50 [New Backwrap](#). Cut the EIFS high enough so that the new backwrap piece will terminate a minimum of 8" (200 mm) above grade.

Also remove the sheathing just below the cut edge of the EIFS.

Inspect the wood framing for water or insect damage. If any damage is detected, stop work and contact experts for further remedial action.

To prepare for the repair, remove all dirt and other contamination from the newly exposed foundation, taking care not to overwet the wood framing and interior finishes.

Protect the exposed areas from inclement weather until repairs are completed.

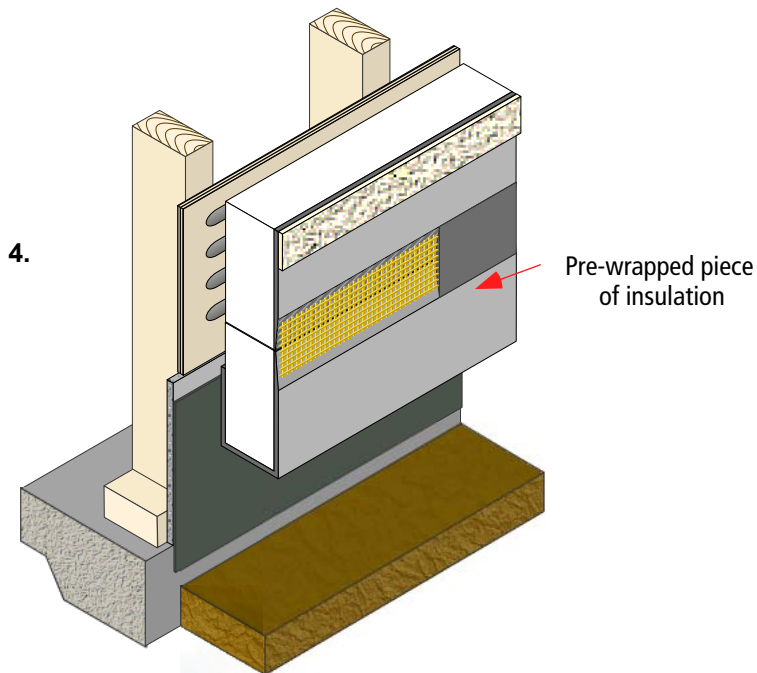


3. Install cement board to replace the sheathing removed. As the replacement EIFS will terminate higher above grade the previous installation, a band of sheathing will be left exposed. The cement board will be more durable than wood sheathing.

Coat the cement board sheathing with both Sto Flexyl and mesh, overlapping onto the cleaned foundation. The new Flexyl-reinforced coating will protect the cement board and foundation interface from water penetration and prevent air leaks under the sill plate.

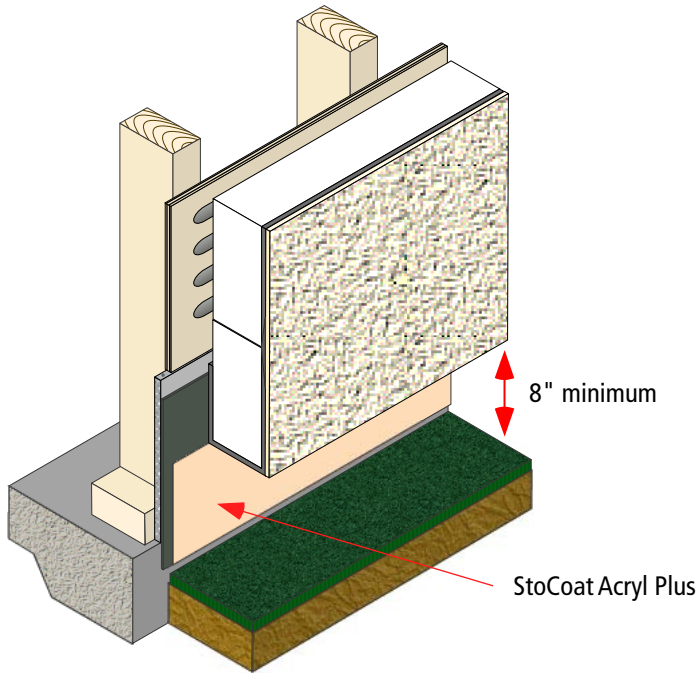
Allow the Flexyl to cure for a minimum 24 hours before proceeding with Step 4.

Note: If EIFS being replaced has a fluid-applied water-resistive barrier, then repair and add the barrier so that it overlaps the Flexyl. Incorporate a flashing to direct water draining from behind the system away from the wall.



4. Install the pre-wrapped piece of insulation as outlined in Sto reStore Detail 72.50. Allow time for base coat to cure before installing matching finish.

5.



5. When the EIFS repairs are completed, the foundation may be coated with StoCoat Acryl Plus to provide a color match or accented finish over the Flexyl waterproofing.

Maintain the finished grade a minimum of 8" (200 mm) below the underside of the newly repaired EIFS.

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