

STUCCO & MASONRY

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CRACK REPAIR IN STUCCO

There are some standard steps you should take in remediation of cracks. The best solution is to repair the visible cracks. To do so, you must first determine whether the cracks are “active”, growing in length or width, or “static.”. It usually only takes a few weeks for cracks to finish but you must be sure. Start by marking and measuring the width of a crack in the early morning and again in the sun that afternoon. This will tell you if the crack is moving. Length is much easier to determine. Just mark the current end with a pencil.

Once you have determined whether a crack is active or static repair them as follows:

For cracks up to 1/32 inch wide:

1. Clean out the crack area with a knife blade and blow or brush out any debris.
2. Fill the area with an elastic sealant (preferably unsanded). Brush grade will be fine.
3. Feather out the edges at least 4 inches to either side. The wider the spread and the more random the width, the easier it will be to conceal the patch.
4. Roll the sealant with a 4-inch paint roller. Use a roller that will most closely match the surrounding texture (i.e. a rough texture roller for rough textures).
5. Skim coating of the entire panel *may* be necessary depending upon the length, number size of the cracks repaired. Should skim coating with stucco be required, as much of the paint as possible must first be removed. The skim coat and texture (if also required) must be moist cured for at least 24 hours.
6. Prime/paint the area as necessary to hide the patch. Two coats of a good primer along with a quality coat of paint to the manufacturer’s recommended mil thickness are essential. Spraying and back-rolling does not constitute 2 coats.

For cracks greater than 1/32 inch wide:

1. Follow the crack with a masonry saw blade or grinder to open the crack to full depth.
2. Clean out the crack area with a small brush or blow out any debris.
3. Fill the area with an elastic sealant (preferably unsanded). Knife grade will be best.
4. Feather out the edges at least 4 inches to either side. The wider the spread and the more random the width, the easier it will be to conceal the patch.

5. Roll the sealant with a 4-inch paint roller. Use a roller that will most closely match the surrounding texture (i.e. a rough texture roller for rough textures).
6. Skim coating of the entire panel *may* be necessary depending upon the length, number size of the cracks repaired.
 - a. Should skim coating with stucco be required, as much of the paint as possible must first be removed.
 - b. Embed a 4 oz. EIFS mesh in the skim coat and re-coat. The skim coat and texture (if also required) must be moist cured for at least 24 hours.
7. Prime/paint the area as necessary to hide the patch. Two coats of a good primer along with a quality coat of paint to the manufacturer's recommended mil thickness are essential. Spraying and back-rolling does not constitute 2 coats.

For further information, contact In-Spex, LLC at www.in-spexllc.com or (407) 588-2561.