

SUGGESTED LANGUAGE: EIFS

Exterior Insulation Finish System (EIFS) Non-Draining

This home is clad with a synthetic stucco system known as Exterior Insulating Finish System (EIFS). EIFS was installed before 1996 as a barrier or non-draining system; however, this method has been discontinued due to extensive problems with trapped moisture, often resulting in hidden structural damage. Based on the visible inspection and age of the home, the cladding system was thought to be a barrier or non-draining EIFS. Due to the non-invasive nature of a home inspection, it is not possible to evaluate the home for possible moisture issues or damage behind the cladding. The stucco cladding for this home is in need of a complete evaluation by a licensed general contractor or qualified EIFS inspector.

Exterior Insulation Finish System (EIFS) Not Determined

This home is clad with a synthetic stucco system known as Exterior Insulating Finish System (EIFS). EIFS was installed before 1996 as a barrier or non-draining system; however, this method has been discontinued due to extensive problems with trapped moisture, often resulting in hidden structural damage. Revisions to installation requirements mandated the use of weather resistive barriers and drainage plane systems behind the cladding, designed to reduce the potential of trapped moisture and structural damage. At the time of the inspection, it was not possible to determine whether the cladding on this home is the original problematic barrier system or the improved drainage plane system. The stucco cladding for this home is in need of a complete evaluation by a licensed general contractor or qualified EIFS inspector.

Standards of Practice/Rules/Interpretations Committee approved:

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