



CoastalHouse Condominium

Sto reStore® Level 2 supports the restoration of a coastal condominium, improving durability and appearance after decades of exposure.

Facades



After decades of patches and repairs, CoastalHouse Condominium selects a solution from Sto to rehabilitate the property, addressing everything from water intrusion to cracks.



Sto Products	Sto reStore® Level 2 with Sto Crack Defense
Structural Engineer	Tim Anderson
Applicator	Suncoast Pros
General Contractor	Suncoast Pros
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The A.R.T. of reStore®

A	Aesthetics
R	Repair
T	Transformation

Built in 1969, CoastalHouse offers residents an unparalleled blend of luxury, comfort, and coastal charm, making it a desirable place to call home in DelRay Beach. The exterior of the building features clean lines and a neutral color palette that complements the natural beauty of its surroundings. Located on the barrier island, the building has been exposed to years of salt air, strong winds, and storms, all of which have contributed to progressive façade deterioration. After decades of patching and repairs, the property board decided it was time to properly renovate the structure with a reinforced coating system to address the harsh environment, ensure long-term performance, and restore the exterior to its original beauty.

Salt, Wind, Hurricanes: A Florida Condominium's Reality

Oceanside environments introduce continuous stresses on building enclosures. Maintaining them as they age is no small task, especially when the property is a local favorite and is consistently near full occupancy. Often owners and board members will opt to patch and make minor repairs, not necessarily because it is less expensive, but because it is less disruptive. However, repeated patching can lead to coating buildup, reduced adhesion, and continued moisture intrusion beneath the surface.

Sto Corp. has built a solid reputation in Florida for rehabilitating coastal structures, which endure constant environmental abuse.

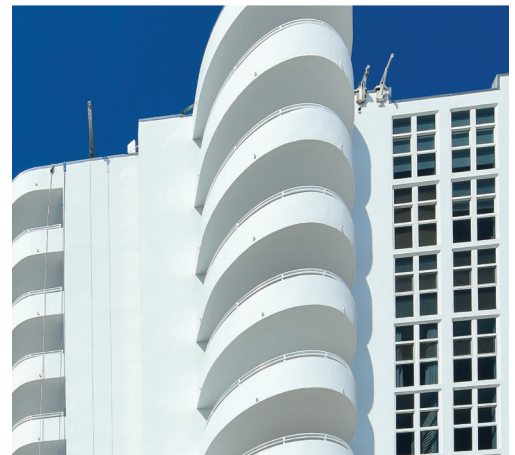
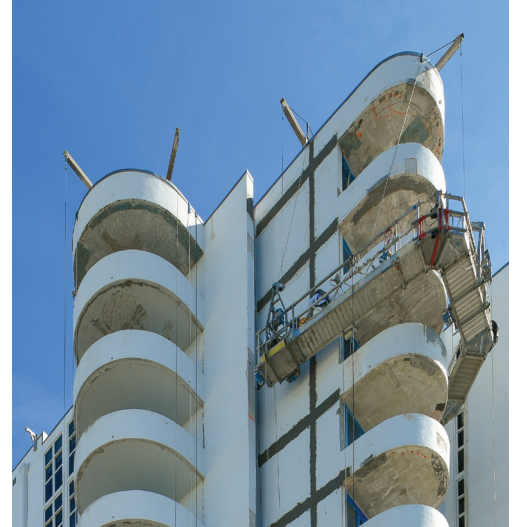
At CoastalHouse, these conditions resulted in ongoing water intrusion, coating degradation, and emerging structural concerns, including deterioration around embedded reinforcement.

Sto Corp. has built a solid reputation in Florida for rehabilitating coastal structures, which endure constant environmental abuse. Unfortunately, the homeowners association board of CoastalHouse Condominiums knew Sto as only a waterproofing company. A meeting was scheduled to change that.

An Introduction Leads to a Powerful Partnership

Teaming up to present at this meeting were Jason Rivera, a Sto representative, and Tim Anderson, a structural engineer. Their mission was to familiarize the CoastalHouse board with the full scope of Sto Corp.'s solutions, particularly the proposed solution to coat and reskin the exterior façade with a water-resistant, reinforced coating system.

The board was pleasantly surprised to learn about Sto's proven solutions. The members were further impressed by Jason, who was well-versed in the system's technical components and the extensive testing it had undergone. Tim, meanwhile, translated the technical terms into everyday language and used an analogy to help everyone better understand the product. He explained that this solution was like a layer of fondant on a cake—it acts as a single, uniform layer over the whole building.





The board was intrigued that Sto had the ability to completely refinish CoastalHouse, delivering a continuous, reinforced coating designed to unify the façade surface while improving crack resistance and moisture management. Within weeks, the board had approved the Sto solution, and the wheels were in motion to revive this Delray treasure.

Sto reStore Level 2 with Sto Crack Defense

The selected solution, Sto reStore Level 2 with Sto Crack Defense, incorporates a reinforced base coat and embedded mesh to improve crack resistance and provide a more uniform, water-resistive surface. The system is designed to accommodate minor building movement while helping reduce the potential for future cracking. The reStore program includes four main levels—Clean & Recoat, Repair & Finish, Overclad, and Remove & Reclad—designed to address specific damage, such as water infiltration or worn, cracked coatings, tailored for stucco, EIFS, concrete, and masonry construction. It can be tailored for stucco, EIFS, concrete, and masonry construction.

“I love working with Sto. They’ve been a great partner of ours for 20 years. Lots of resources. Very responsive.”

Joshua Katz | President | Suncoast Pros.

The Sto Crack Defense system comprises Sto RFP, a ready-mixed acrylic-based plaster used as a base coat. This fiber-reinforced product may also be used to repair hairline cracks in prepared concrete, masonry, or plaster surfaces.

Sto reStore Level 2 offers two benefits. First, it is an amazing waterproofing system. It creates a uniform, cohesive surface that, along with the mesh base, helps prevent reflective cracking. Second, it is very flexible, so as the building moves, which every building is prone to do, it won't crack again. In addition, this system carries a full ten-year warranty.

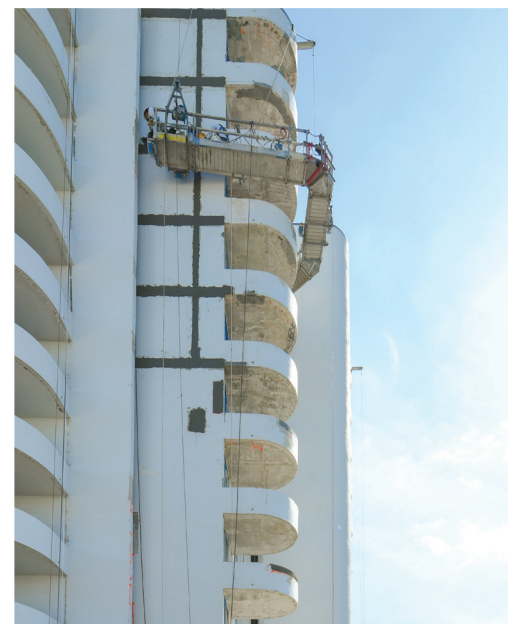
A Bumpy Start with a Smooth Finish

Once the project was approved, the general contractor and applicator, Suncoast Pros, jumped into action. With much of their previous experience and expertise centered around Florida condominiums, Suncoast was very familiar with Sto.

“I love working with Sto. They’ve been a great partner of ours for 20 years. Lots of resources. Very responsive,” commented Joshua Katz, president of Suncoast Pros.

Of course every project presents unique challenges. At CoastalHouse, the balconies are all semi-circles, and installing radial railings is never easy. But there was a bigger surprise that no one had expected: the old coatings on the building's exterior were in worse shape than anticipated and failed a field adhesion test. This wasn't great news.

Typically, a 3500-psi pressure washer is used to clean the exterior of a building before starting work. However, because the old coatings were in such bad shape and had failed the adhesion test, Suncoast Pros had to invest in a 5000-psi washer to strip off the existing layers of paint. A 5000-psi pressure washer can literally cut concrete! But the team took extreme care in removing the coatings and avoided any water penetration.





With the exterior prepped, the applicators were ready to apply the new system. The reStore Level 2 products arrived in 5-gallon pails that Suncoast blended with the acrylic mix. The team then troweled Sto RFP onto the building as a basecoat. As the RFP dried, the team embedded the Sto Mesh. Early the following day, when that coat was fully cured, they troweled on another layer of Sto RFP and Mesh, followed by a layer of paint.

As Suncoast removed the scaffolding and replaced the balcony railings, it was easy to see that CoastalHouse had been rejuvenated. The cracks and concrete patches were gone, presenting a uniform, semi-smooth finish, reminiscent of the condominium's early years.

A 50-Year-Old Building Reborn

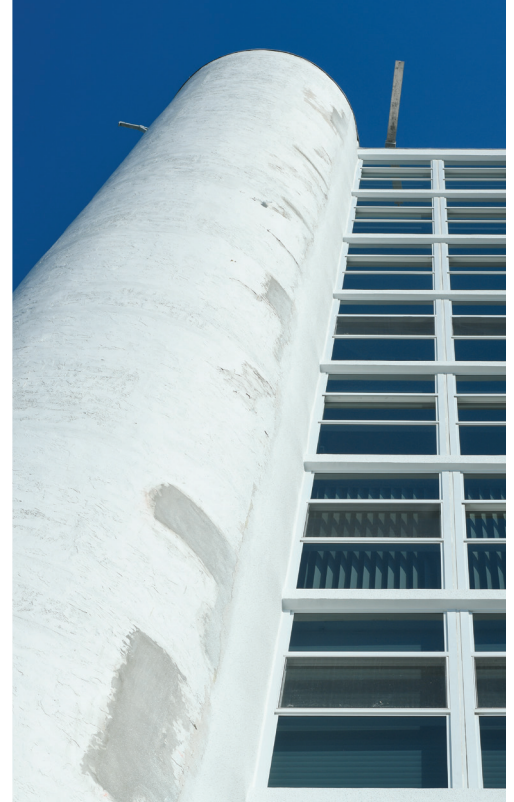
The CoastalHouse project called for a complete reskin. With the Sto system, the old coatings and concrete blemishes were gone. The building's finish went from textured to semi-smooth. Not only does the property look new again, but it is ready to perform over the long term.

"The contractor did a tremendous job. The transformation is highly visible compared to surrounding properties."

Tim Anderdon | Structural Engineer

According to the sales team at CoastalHouse, the restored façade has enhanced the building's curb appeal and contributed to renewed interest in the property.

"The contractor did a tremendous job. The transformation is highly visible compared to surrounding properties," laughed Tim Anderson, the structural engineer on the project.





Where Existing Buildings Find New Possibilities.

Inspiration favors the open mind. With Sto, your creative exploration can take you anywhere. Our proven products give you unmatched freedom and the ability to achieve your vision in any color, any form, any texture, any material.

Now, with The A.R.T. of reStore®, Sto provides a comprehensive solution that focuses on maintenance, repair, and energy improvements that safeguard the long term value of your investment. Whether it requires simple maintenance, or a complete facade restoration, Sto helps you update and repair your building's exterior with any aesthetic that you desire. Follow your inspiration, and Sto will provide everything your building design needs: products, support, services and surfaces.

Creativity Begins. **Sto Finishes.**®



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