

Sto Corp.

3800 Camp Creek Parkway

Building 1400, Suite 120

Atlanta, GA 30331

Tel: 404-346-3666

Toll Free: 1-800-221-2397

Fax: 404-346-3119

www.stocorp.com

Sto Specification R100

Guideline Specification for Repair of Exterior Insulation and Finish (EIFS) Wall Assemblies

Sto reStore Level 1 – Clean and Recoat and Sto reStore Level 2 – Repair and Refinish

Note: This specification is intended to give design professionals and restoration contractors guideline instructions for the repair of distress and remediation of construction deficiencies. Each repair project is unique and may involve one, more, or all of the repairs that are presented. Other additional conditions that require specific repair detail design may exist on any project. Conditions that are significantly different from those described herein must be addressed by the project design or construction professional. EIFS is a nonstructural element. This specification DOES NOT address correction of structural deficiencies and should not be used until any and all sources of structural cracking or other structural deficiencies are corrected.

This specification does not specifically address window replacement. However the flashing repair/replacement procedures are applicable if windows are to be removed.

Guide details for EIFS repair are available at www.stocorp.com to supplement this specification. Sto EIFS reStore details can be accessed by clicking "Details" in the "Quick Links" box on the left side of the Sto Corp. home page.

The necessity for repairs is often a result of improper construction practice. Select qualified contractors for repair work and verify their references.

PART 1 GENERAL

1.01 SUMMARY

- A. Repair distress and construction deficiencies of exterior insulation and finish system (EIFS) cladding.
- B. Repair nonstructural EIFS base coat and finish. (Note: the combination of EIFS base coat, reinforcing mesh and finish may be referred to as "EIFS lamina" and, for purposes of this specification, treated as a single construction element.)
- C. Repair flashing and waterproofing deficiencies at EIF system terminations.
- D. Resurface wall to provide uniform appearance in accordance with owner's requirements.

1.02 SUBMITTALS

- A. EIFS, repair materials, and coating manufacturers' specifications, details, installation instructions and product data.
- B. Samples for approval as directed by architect, engineer, or owner.
- C. Manufacturer's standard material warranty for each product or system to be used.
- D. A list of minimum three job references.

1.03 REFERENCES

- A. ASTM Standards

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

1. ASTM C 578, Specification for Foam Plastic Insulation
 2. ASTM C 920, Specification for Elastomeric Joint Sealants
 3. ASTM C 1382, Specification for Sealants for EIFS
 4. ASTM E 2430, Specification for EIFS Reinforcing Mesh
 5. ASTM E 2568, Specification for EIFS
 6. ASTM E 2570, Specification for Water-resistive Barrier Coatings
- B. Other References
1. *StoTherm EIFS Reference Guide: Repair and Maintenance*
 2. Sto reStore Cleaning Specification
 3. Sto Specification A100G, StoTherm ci Classic Guide Specification
- Note: substitute the appropriate specification name and number for the EIFS products to be used based on the material warranty length and drainage requirements for the new components to be installed:*
- ◆ A100G, StoTherm ci Classic
 - ◆ E100G, StoTherm ci Essence
 - ◆ L100G, StoTherm ci Lotusan
 - ◆ A100, StoTherm Classic
 - ◆ E100, StoTherm Essence
 - ◆ L100, StoTherm Lotusan
4. A100, StoTherm ClassicE100, Stotherm EssenceL100, StoTherm LotusanlCC-ES ESR-1748
StoTherm NExT Evaluation Report

1.04 DESIGN REQUIREMENTS

- A. Determine repair scope and detail design requirements based on inspection of the field conditions.
- B. Provide crack repair detail for cracks not wider than 1/16-inch (1.6 mm) nominal width
- C. Provide crack repair detail for cracks wider than 1/16-inch (1.6 mm) but not wider than 1/8-inch (3.2 mm)
- D. Provide flashing installation, repair and/or replacement details for applicable conditions and indicate locations of each repair on project drawings. Flashing remediation shall be based on standard flashing requirements listed below and indications of distress or leakage observed during inspection.
 1. Provide head flashing above all window and door openings.
 2. Provide flashing at the bottom of the EIF system.
 3. Provide flashing at floor line expansion joints in multi-story construction.
 4. Terminate EIFS minimum 2-inches (51 mm) above paved grade and roofing materials.

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

5. Terminate EIFS minimum 4-inches (102 mm) above soil and landscaped finished grades. *(Note: verify local code requirements and comply with them for minimum distance above grade for EIFS termination.)*
6. Provide metal cap flashing for parapets. Cap flashing shall be sloped to drain water onto the roof system.
7. Provide metal flashing for non-vertical or low slope projections to drain water away from the wall exterior.

NOTE: best practice where no sill flashing is present beneath windows is to remove the window and properly install a sill pan flashing.

- E. Integrate all flashing repair and replacement with the water-resistive barrier system to provide direct and continuous drainage to the exterior of the wall.
- F. Provide back wrap EIFS terminations at grade, expansion joints, and perimeters of wall openings and mechanical penetrations. Provide minimum ½-inch-wide (12.5 mm) space between the back wrapped insulation and window/door frames. Install backer rod and sealant joint at perimeters of window, doors and mechanical penetrations.
- G. Indicate on the project drawings locations where resurfacing, refinishing, and/or recoating is required.
- H. Provide detail drawings consistent with Sto guideline details and Sto product installation instructions.
- I. As an option to flashing as noted in 1.04 D7, apply waterproof base coat with reinforcing mesh to standard EIFS base coat on the top surfaces of projecting elements and immediately above and below the projecting elements. Slope projecting elements sufficiently to provide drainage to the exterior. Protect these surfaces with horizontal grade coating. **IMPORTANT:** Limit this option to small and to easily accessible areas. Dirt pick-up, bird droppings, excess wear, and other issues may occur that necessitate frequent maintenance of projecting elements.

1.05 QUALITY ASSURANCE

- A. Manufacturer's requirements
 1. EIFS material manufacturer shall be experienced provider of cementitious and polymer-based materials for use in EIFS construction and repair for minimum 25 years.
 2. EIFS manufacturer shall have a manufacturing quality control system that is certified to comply with ISO 9001 and an environmental quality management system certified to comply with ISO 14001

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

3. EIFS manufacturer shall have current valid code evaluation reports which list the EIFS materials to be used.
- B. Contractor requirements
1. Contractor shall be licensed and insured and shall have been engaged in EIFS and EIFS repair construction for minimum three years.
 2. Contractor shall be knowledgeable in the proper handling, use and installation of Sto materials..
 3. Contractor shall employ skilled mechanics who are experienced and knowledgeable in the repair procedures and requirements of the specified project.
 4. Contractor shall have completed minimum three projects of similar size, scope and complexity to the project being specified.
 5. Contractor shall provide the proper equipment, manpower and supervision on the job site to perform the repair procedures in accordance with Sto's published repair specifications, applicable Sto details and the contract documents.
- C. Inspection requirements
1. Quality control inspections shall be provided for by the owner or owner's representative.
 2. Inspectors shall be qualified by experience to evaluate field conditions before and during the repair process and shall be familiar with the specified repair procedures prior to commencement of work.
 3. Inspections shall be provided at key intervals during each repair.
 4. Inspect locations of flashing repair and other locations where existing EIFS must be removed after demolition of the EIFS is completed and before any existing flashing is removed. Verify that the proposed repair is constructible and will function in the manner intended based on the visible conditions. Resolve any visible construction detail conflicts with the repair designer before allowing the contractor to proceed with the repair.
 5. Inspect the condition of the water-resistive barrier and transition elements for visible evidence of material integrity and continuity of the system.
 6. Inspect the conditions of newly installed or replaced flashing and water-resistive barrier components before installing the replacement insulation. Verify that flashing and water-resistive barrier installation is in accordance with the repair detail design. Verify visible continuity of the water-resistive barrier system to direct water to the exterior of the wall via the flashing.

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

7. Inspect the final appearance of each repair location to verify compliance with owner requirements.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver all materials in their original sealed containers bearing manufacturer's name and product identification.
- B. Protect liquid products (pails) from freezing and temperatures greater than 90 degrees F (32 degrees C). Do not store in direct sunlight.
- C. Protect portland cement based materials (bag products) from moisture and humidity. Store under cover and off of the ground in a dry location.

1.07 PROJECT/SITE CONDITIONS

- A. Apply materials only when surface and ambient temperatures are above 40 degrees F (4 degrees C) and are expected to remain above 40 degrees F (4 degrees C) for 24 hours after application.
- B. Provide supplementary heat for installation in temperatures less than 40 degrees F (4 degrees C).
- C. Provide protection of surrounding areas and adjacent surfaces from spillage, splatter, overspray or other unintended contact with the materials that are being applied.

1.08 COORDINATION AND SCHEDULING

- A. Schedule repairs to permit inspections where specified in Section 1.05.
- B. Do not start repairs in an area unless sufficient work can be completed such that the area is weather-tight at the end of the work shift. Alternatively allow sufficient time before the end of the work shift to provide temporary weather protection until work can resume.
- C. Coordinate with all trades involved to schedule work to result in the proper sequencing of materials within the repair (proper lapping of water resistive system components and flashing).
- D. Schedule finish and coating application to large areas such that each day's application will end at an architectural break.

1.10 WARRANTY

- A. Provide manufacturer's standard warranty for products used.

PART 2 PRODUCTS

NOTE: Detailed product information is available at www.stocorp.com. Many different product options are presented below. All products may not be required. Product selection assistance is available from your local Sto representative and Sto Corp. Technical Services.

2.01 MANUFACTURERS

- A. Provide EIFS component materials and coatings (as applicable) from single manufacturer:

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

1. Sto Corp., 3800 Camp Creek PKWY, Building 1400, Suite 120, Atlanta, GA 30331;
www.stocorp.com, 1-800-221-2397
- B. Provide EIFS accessory components from qualified manufacturer.

2.02 WATER-RESISTIVE BARRIER

- A. Provide water-resistive barrier coating and transition membrane system.
 1. Products:
 - a Sto Gold Coat – fluid-applied waterproof air-barrier coating for moisture protection of sheathing, masonry and concrete substrates behind EIFS.
 - b Sto Gold Fill – knife-grade, trowel-applied transition material for use with Sto Gold Coat and StoGuard Mesh as transition at flashing, windows, mechanical penetrations and at system terminations.
 - c StoGuard Tape – fabric-faced, self-adhesive modified asphaltic flashing tape for use with Sto Gold Coat as transition at flashing, windows, mechanical penetrations and at system terminations. *(may be alternate to or used with Sto Gold Fill)*.
 - d StoGuard Fabric – non-woven fabric tape for use with Sto Gold Coat as a transition element by embedment of the StoGuard Fabric into wet Sto Gold Coat. Used as transition membrane from Sto Gold Coat onto top edge of StoGuard Tape. *(may be alternate to Sto Gold Fill with StoGuard Mesh)*

2.03 ADHESIVE (select 1)

- A. Cementitious Adhesives
 1. BTS Plus – one component, polymer-modified, high build adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).
 2. BTS Xtra – Lightweight, one component, polymer-modified, high build adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).
 3. Primer/Adhesive-B – one component, polymer-modified, adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard).

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

4. Primer/Adhesive – two component, polymer-modified, adhesive (for use over exterior glass mat faced gypsum sheathing (compliant with ASTM C 1177), exterior cementitious sheathing, concrete, masonry or cement plaster surfaces. Also used over Exposure 1 OSB and plywood sheathing when protected with StoGuard). Combined in the field with portland cement.
5. Sto TurboStick – Urethane spray foam adhesive for use adhering insulation board for localized repairs and filling gaps in insulation at the perimeter of localized repairs.

2.04 INSULATION BOARD

- A. Nominal 1.0 pcf (16 kg/cu.m.) Expanded Polystyrene (EPS) insulation board in compliance with ASTM E 2430 and ASTM C 578, Type I requirements. (Note: minimum required thickness is 1 inch (25 mm) and maximum allowable thickness is 12 inches (305 mm) when installed in accordance with ICC-ES ESR 1748).

2.05 BASE COAT (Select 1)

- A. Cementitious Base Coats (see 2.03 for product descriptions)
 1. BTS Plus
 2. BTS Xtra
 3. Primer/Adhesive-B
 4. Primer/Adhesive
- B. Non-Cementitious Base Coat
 1. Sto RFP – single component, ready-mixed, non-cementitious fiber reinforced acrylic base coat.
- C. Waterproof Base Coat
 1. Sto Flexyl – two component fiber-reinforced acrylic-based waterproof base coat mixed in the field with portland cement (provided by others). Use with reinforcing mesh where waterproofing is required.
 2. Sto Watertight Coat – two component, pre-proportioned acrylic based waterproof base coat. Combine two components in field. Use with reinforcing mesh where waterproofing is required.

2.06 GLASS FIBER MESH REINFORCEMENT

- A. Provide alkali resistant, open weave glass fiber mesh reinforcing for surface leveling and waterproof base coat.
 1. Products:

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

- a Sto Mesh – alkali-resistant, glass-fiber reinforcing mesh for use with Sto base coat products to provide crack resistance.
- b Sto Detail Mesh – alkali-resistant, glass-fiber reinforcing mesh for use with Sto base coats to provide crack resistance and at system terminations.
- c StoGuard Mesh – self-adhesive mesh for use with Sto Gold Fill water resistive barrier joint and transition treatment.
- d Sto Armor Mat – high impact resistant, 15 oz. per sq.yd. alkali resistant, glass-fiber reinforcing mesh.
- e Sto Armor Mat XX – ultra-high impact resistant, 20 oz. per sq.yd. alkali resistant glass-fiber reinforcing mesh.

2.07 PRIMER

- A. Provide acrylic primer (choose one).
 - 1. Sto Primer Sand
 - 2. Sto Primer Smooth
 - 3. Sto Hot Prime

2.08 POLYMERIC FINISH

- A. Provide polymeric acrylic EIFS finish. Color and texture to be determined based on mockup. *(Choose one)*
 - 1. Acrylic Finish Products
 - a Stolit – Acrylic textured finish (better than industry standard acrylic finish)
 - b Sto Essence DPR – Acrylic textured finish (industry standard acrylic finish)
 - c Stolit Lotusan – Acrylic textured finish with Lotus Effect *(maximum water repellency, significantly reduced cleaning requirements over time)*
 - 2. Specialty Acrylic Finishes

Note: These finishes are accent or nontraditional finishes. These products require application of mesh-reinforced base coat prior to finish installation and may require significant additional surface preparation and clear sealer for exterior use. See written installation instructions for the specified product and specify accordingly.

- a Sto Decocoat – trowel or spray-applied colored aggregate textured finish
- b Sto Granitex – spray applied colored aggregate finish with coarse texture
- c StoCreativ Granite – trowel applied colored aggregate faux granite finish
- d StoCreative Lux – trowel applied colored aggregate faux granite finish with reflective accent

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

- e StoTique – faux finish translucent surface application for smooth or textured Sto acrylic finishes to produce mottled color and old-world appearance.
- f StoColor Metallic – Smooth reflective coating with metallic pigment

2.09 ACRYLIC CRACK FILLER

- B. Provide acrylic crack filler.
 - 1. Products:
 - a Sto Flexible Crack Filler – acrylic-based crack filler packaged in sealant tube for use (unreinforced) in repair of cracks not wider than 1/16-inch (1.6 mm) and up to 1/8-inch (3.2 mm) wide with mesh reinforcement.

2.10 PORTLAND CEMENT

- B. Provide ASTM C 150 Type I, Type II, or Type I-II cement for mixing with Sto Primer/Adhesive and/or Sto Flexyl.

2.11 ARCHITECTURAL COATING

- A. Provide architectural coating to provide uniform appearance to repaired walls. (Choose one)
 - 1. Acrylic Coating Products:
 - a StoColor Lotusan – smooth acrylic architectural coating with Lotus Effect and pronounced self-cleaning performance.
 - b StoColor Acryl – smooth acrylic architectural coating
 - c StoColor Acryl Plus – smooth acrylic premium horizontal or vertical grade architectural coating
- B. Provide horizontal-rated coating for additional weather resistance to top surfaces of projecting elements where Sto waterproof base coat has been applied.
 - 1. StoColor Acryl Plus – smooth acrylic premium horizontal or vertical grade architectural coating

2.12 SEALANT

- A. Sealant shall be low-modulus, comply with ASTM C 920, ASTM C 1382 and be recommended for use with EIFS by the sealant manufacturer.

2.13 MIXING

- A. Mix in accordance with manufacturer's printed instructions.
- B. Mix cementitious products with clean, potable water.

2.14 EIFS Fasteners

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

- A. Provide fasteners and washer plates for reattachment of EIFS which is not bonded to substrate.
 - 1. Provide fastener type, size and length based on fastener manufacturer's recommendations for the substrate conditions.
 - 2. Provide ULP-402, surface mounted, plastic washer plates, or equivalent.
- B. Acceptable Manufacturer
 - 1. Wind-Lock Corporation, Leesport, PA, (800) 872-5625, www.wind-lock.com.

PART 3 EXECUTION

3.01 ACCEPTABLE INSTALLERS

- A. Prequalify repair contractor under Quality Assurance requirements of this specification (section 1.05.B).

3.02 EXAMINATION

- A. Inspect locations identified on the project drawings for repair.
- B. Establish clear understanding of the repair scope and process with the mechanics that will perform the work for each individual location.

3.03 SELECTIVE DEMOLITION

- A. Remove and replace EIFS in areas requiring localized repair as indicated on the project drawings.
- B. Use hearing, eye, ear and respiratory personal protective equipment when performing demolition.
- C. Provide adequate protection to persons and property from potential falling debris from demolition and repair construction.
- D. Comply with local environmental regulations with regard to handling and disposal of construction waste produced by selective EIFS demolition.
- E. Comply with StoTherm EIFS Reference Guide: Repair and Maintenance available at www.stocorp.com.
- F. Limit the depth of cuts through the EIFS lamina into the insulation board to prevent damage of the substrate.
- G. Remove damaged insulation board by hand or in a manner which minimizes damage to the substrate.
- H. Remove and replace damaged substrate as required by conditions that may become evident as a result of the demolition process.

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

3.06 FLASHING REPLACEMENT

- A. Repair flashing and/or correct conditions in locations indicated on the project drawings and as described in section 1.04 of this specification.
- B. Remove EIFS in accordance with section 3.01 of this specification.
- C. Remove enough area to permit proper installation of flashing as detailed in Sto Corp. guideline details for water-resistive barrier and EIFS construction (available at www.stocorp.com).
- D. Inspect the condition of the water-resistive barrier membrane and transition materials.
- E. Repair or replace damaged water resistive barrier system components.
- F. Install replacement components in a sequence and manner to provide shingle-laps and provide a continuous path for moisture drainage to the exterior of the wall via the flashing.
- G. Install new flashing components such that the completed repair will comply with Sto Corp. guideline details for EIFS construction.
- H. Mix and apply EIFS materials in accordance with printed instructions for the products being used.

3.07 EIFS DAMAGE REPAIR

- A. Perform repairs in accordance with *StoTherm EIFS Reference Guide :Repair and Maintenance*: (available at www.stocorp.com)
 - 1. Repair impact damage to EIFS including damaged substrate, insulation, base coat reinforcing mesh and finish in locations indicated on the project drawings.
 - a Determine the exact scope of individual repairs based on inspection at the time of selective demolition.
 - 2. Repair cracks in EIFS finish and lamina where indicated on project drawings.
- B. Reattach EIFS which has delaminated from the substrate, if not specified to be removed and replaced, as indicated on the project drawings.
 - 1. Establish stud locations in frame construction and install fasteners into framing members at intervals specified by the design professional as required to meet project wind load requirements. Maximum fastener spacing shall be 12 in. on-center. (Note: Pre-drilling may be beneficial for 18-gage steel framing and heavier.)
 - 2. Install fasteners through the existing lamina using the plastic washer plates making sure not to penetrate or fracture the lamina with the fastener plate as the fastener is driven into place. The fastener plate shall be slightly dimpled when finally set into place.

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

3. Install fasteners so as to provide a snug fit, and a uniformly secure attachment of the EIFS.
4. Pre-spot fasteners with base coat and allow to dry.
5. Apply base coat and embed reinforcing mesh in the wet base coat. Overlap seams minimum 2-1/2 inches (64 mm) and double wrap inside and outside corners.
6. Apply base coat with mesh reinforcement at sufficient thickness to cover the washer plates and provide a flat surface to receive finish.
7. If necessary apply a skim coat of base coat over the mesh-reinforced base coat to provide a flat surface.
8. Allow base coat to fully dry before application of primer or finish.
9. Apply Sto Primer to dried base coat, if specified. Primer is an optional component for most EIFS finishes, consult the product literature for the finish being used to determine if primer is required.
10. Apply Sto finish to dried base coat or primed base coat.

(Note: Reinforced base coat is required to cover and conceal the fastener locations. The total area for application of new lamina should extend to the next architectural break to limit visibility of the repair.)

3.08 SEALANT JOINT REPAIR

- A. Remove damaged and worn sealant at joints in EIFS in accordance with *StoTherm EIFS Reference Guide :Repair and Maintenance:*
 1. Protect surrounding EIFS from damage during removal of existing sealant.
 2. Replace sealant with approved low-modulus material recommended by the sealant manufacturer for use with EIFS.
 3. Install sealant in accordance with sealant manufacturer's published installation instructions for use with EIFS materials. Use sealant primer recommended by the sealant manufacturer on base coat surface if specified by the sealant manufacturer.

3.09 SURFACE REPAIR AND RECOATING

- A. Surface leveling for finish texture change:
 1. Apply unreinforced skim coat to existing finish surfaces to level surface in preparation for new finish application. (choose 1)
 - a. Sto RFP:

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

- i. Apply Sto RFP to existing finish and pull tight to fill low areas in finish and provide flat surface to receive new textured finish.
 - ii. Allow Sto RFP to fully dry before applying finish.
 - b Sto BTS Xtra
 - i. Apply Sto BTS Xtra over textured cementitious finish and pull tight to fill low areas in finish and provide flat surface to receive new textured finish.
 - ii. Allow Sto BTS Xtra to fully dry before applying finish.

- B. Skim Coat with additional mesh to provide impact resistance:
 - 1. Apply glass-fiber mesh reinforced base coat in accordance with the applicable Sto Insulated Wall Cladding Specification for the products and system being used.

- C. Skim Coat Surface-Applied Waterproofing
 - 1. Apply glass fiber mesh reinforced waterproof base coat to areas specified on the project drawings. (Choose one)
 - a Sto Flexyl
 - i. Mix Sto Flexyl with portland cement in accordance with Sto written instructions.
 - ii. Apply Sto Flexyl to prepared base coat or finish to a nominal 1/16-inch (1.6 mm) thickness.
 - iii. Fully embed Sto Mesh into Sto Flexyl
 - iv. Allow Sto Flexyl to dry completely before finish application.
 - b Sto Watertight Coat
 - i. Mix Sto Watertight Coat components A and B in accordance with Sto written instructions.
 - ii. Apply Sto Watertight Coat to prepared base coat or finish to a nominal 1/16-inch (1.6 mm) thickness.
 - iii. Fully embed Sto Mesh into Sto Watertight Coat.
 - iv. Allow Sto Watertight Coat to dry completely before finish application.

3.10 FINISH

- A. Apply Sto finish in accordance with Sto written instructions for the specified product.

3.11 COATING

- A. Prepare surface to receive Sto coating in accordance with Sto reStore Cleaning specification.
- B. Apply Sto coating in accordance with Sto written instructions for the specified product.

**Sto reStore Specification for
Repair of Exterior Insulation and Finish System (EIFS)
Wall Cladding**

END OF SECTION

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