

# CASE STUDY | PROFESSIONAL



## Residential Home Stucco Rehabilitation Tarpon Springs, FL

### DRYLOK® Extreme Performs a “Stucco Rescue”

Contractors and homeowners alike know the advantages of waterproofing new exterior cement stucco projects with DRYLOK EXTREME. It penetrates into the porous bare stucco surface. It provides a waterproof barrier coat to protect against water intrusion from wind-driven rain and takes the punishment of years of sun exposure.

But, what if your builder failed to provide you a DRYLOK barrier coating, and your structure has gone beyond the limits of its original ordinary paint coat? It was the unfortunate dilemma facing a homeowner in Tarpon Springs, Florida. The stucco surface had cracked so severely because of the lack of protection that the homeowner potentially faced a complete removal of the exterior skin of their home.

They began a search for options and connected with stucco consultant, Jay Hester of Second View Consulting in Palm Harbor, Florida.

“We routinely see stucco that has degraded because of exposure to the elements that is pushed past the time limit of the original paint coat,” explained Jay. “Often, the original paint coat is inadequately applied and stretched too thinly to offer the proper protection, and the stucco surfaces weather significantly.”

While DRYLOK EXTREME is the recommendation for use on original bare masonry and porous cement surfaces, this homeowner was willing to test the product to penetrate the cracks in their stucco and seal them. Generally, DRYLOK EXTREME will





bridge and seal cracks up to one-sixteenth of an inch.

The Painting Contractor, Dennis White of Clearwater, Florida, had never used DRYLOK EXTREME before.

“When my team began to use the DRYLOK EXTREME, they noticed it was thicker than other products they had installed before,” commented Dennis. “We sprayed and back-rolled the DRYLOK to the recommended mil thickness and were amazed that the product filled and sealed the cracks, saving us an immense amount of time filling each individual crack with a caulking compound and having noticeable fill lines.”

Upon the application of the second coat of DRYLOK EXTREME, the cracks were all filled and virtually invisible.

“The flat white finish of the DRYLOK EXTREME provided us a perfect canvas to add final coats of a colored semi-gloss paint which adhered flawlessly to the DRYLOK EXTREME base coats,” Dennis added.

The homeowner is overwhelmed with the results and delighted with the significant cost savings.

The DRYLOK EXTREME solution was 75% less

than the stucco removal and replace option.

Dennis shared his positive experience with his supplier, Greg Brewer of First Choice Paints in Clearwater, Florida, who now stocks DRYLOK EXTREME in his store.

It is important to note that DRYLOK EXTREME is not warranted over existing paint finishes as old finishes have a direct impact on DRYLOK EXTREME's ability to penetrate and waterproof. And, DRYLOK EXTREME's bond to the structure is only as good as the old paint finish. Removing old paint by pressure washing and scraping will tend to improve bonding results.

Cracking of the stucco may be a sign of structural movement and deficiencies and should be investigated by a professional stucco consultant. Cracks also let water into the substrate and can undermine the stucco, rust supporting metal lath and fasteners, and potentially degrade the substrate.

Consequently, successful results on this project may not translate to another project due to several factors mentioned. It is essential to do as this homeowner did, seek out the opinion of a professional stucco consultant to make recommendations before undertaking any remedial actions.



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