

STUCCO MAINTENANCE CHECKLIST

These are the most common issues I encounter, and this checklist highlights the problems I see most frequently while on the job...

Recommended times of the year:  Fall  Winter  Spring  Summer

Seasonal Maintenance:



Visual Inspection:

- Check for visible cracks, chips, bubbles or areas where the stucco is pulling away from the wall.
- Look for discoloration, water stains, or streaks that may indicate water damage or efflorescence.



Surface Cleaning:

- Clean the lower portions of the stucco with a garden hose and if dirt and debris is present, use a soft-bristle brush to remove any light staining.
- Avoid aggressive pressure washing, as high pressure can damage the stucco surface.

Semi-Annual Maintenance:



Inspect Openings:

- Check for gaps around windows, doors, and other penetrations where water could seep in.
- Reapply caulking to seal any gaps or cracks.



Check Drainage:

- Inspect weep screeds at the base of walls to ensure they're clear of debris and functioning properly.
- Make sure gutters, downspouts & other roof flashing are directing water away from the stucco.

Annual Maintenance:



Inspect for Cracks:

- Identify hairline cracks (<1/8 inch) and patch them using a flexible material.
- For larger cracks, or larger repair areas, consult a professional for a proper repair.



Evaluate Sealed Areas:

- Check all caulking and sealants around edges, trim, and penetrations that are around the stucco walls for wear or cracking and remove and replace as necessary.



Inspect for Dampness:

- Look for green, black, or white growth, especially in shaded areas. Clean affected areas with a mild detergent and water.



Touchup Areas:

- Touch up any faded or peeling paint if your stucco has been painted.
- If the stucco is unpainted and a cement based finish was used, fog coat can be used instead of paint.

Check Every 5-10 Years:



Inspect Color & Texture:

- Thoroughly inspect all of the stucco walls and repair any problem areas (if needed) every 5-10 years to maintain its appearance and protection.
- Look for larger cracks, bulges, or areas where the stucco may be pulling away from the wall, as these can indicate underlying structural issues that require professional attention.
- Evaluate the overall texture and finish of the stucco and compare them to other areas of the house.



Check Critical Areas:

- Inspect weep screeds and clear any accumulated debris that is excessive.
- Make sure gutters and downspouts are directing water away from the stucco.
- Reevaluate caulking around windows, doors, and penetrations.
- Clean any persistent mold or mildew that has developed in shaded or high-moisture areas, and take steps to improve ventilation or drainage as needed.

After Severe Weather Events:



Inspect For Damage:

- Check for chips, cracks, or areas where the stucco may have been damaged by hail, wind, or flying debris.
- Inspect areas near the ground for splashing or staining caused by heavy rain.



Check Drainage:

- Inspect weep screeds at the base of walls to ensure they're clear of debris.
- Make sure gutters and downspouts are directing water away from the stucco.

General Tips on Stucco Maintenance...

1.

Prevent Water Damage:

- Trim back plants and shrubs to ensure proper airflow and prevent moisture buildup near the stucco.
- Fix leaks in gutters, downspouts, or irrigation systems promptly.

2.

Avoid Abrasive Cleaning:

- Never use abrasive scrubbers or harsh chemicals that could damage the stucco finish.
- If using a pressure washer, keep it between 1,500 and 2,800 psi for traditional stucco, and use a 40-degree nozzle tip.

3.

Water Prevalent Regions:

- One or more walls on your home may develop issues faster than the rest, which is typical for storm side walls and chimneys. Inspect these more regularly to avoid more serious issues later on.

4.

Get Help If Needed:

- For major cracks, bulging, or extensive repairs, hire a qualified stucco contractor to address the issues properly.

