THIRD PARTY INSPECTION GUIDELINES FOR OWNERS AND GENERAL CONTRACTORS/CONSTRUCTION MANAGERS

DS150

SECTION ONE

A. Objective

The objective of this guide is to provide Owners and General Contractors/Construction Managers with guidelines for Third Party Inspections that may be required by the building code for installation of Dryvit EIFS or products. This guide may also be used where inspections are not required by the building code, but the Owner or General Contractor/Construction Manager elects to hire a Third Party Inspector to oversee the installation of Dryvit EIFS or products. Independent Third Party Inspectors are engaged by Owners or General Contractors/Constructions Managers and are not agents of Dryvit Systems, Inc. These guidelines are not requirements of Dryvit Systems, Inc., but are intended to inform Owners, General Contractors/Construction Managers and independent Third Party Inspectors about the installation of Dryvit EIFS and to aid in the inspection process. These guidelines were prepared by Dryvit in good faith and should not be interpreted as creating any responsibility, warranty, guarantee or liability for Dryvit with respect to the use, design, installation or Third Party Inspection of any specific project. Although sections of these guidelines deal with sealants and flashing, sealants and flashing are not part of the Dryvit EIFS, and Dryvit, by issuing these guidelines shall not have any responsibility or liability for, nor makes any warranty or guarantee with respect to sealants or flashing material or their installation. Dryvit EIF systems covered by the guidelines include:

System	Specification	Application Instructions	Installation Details
Outsulation® System	DS118	DS204	DS107
Outsulation® Plus MD System®	DS137	DS218	DS110
Outsulation® MD System®	DS168	DS169	DS167
Outsulation® LCMD Systems 1-5™	DS171	DS172	DS170
Outsulation® RMD™	DS155	DS143	DS106
Outsulation® SMD™	DS158	DS123	DS163
Outsulation® X System	DS835	DS836	DS837

B. Quality Policy

Dryvit Systems, Inc. is dedicated to manufacturing the highest quality material without compromise. The Third Party Inspector should assure that all Dryvit products used, and their installation, conform to the contract documents. The Third Party Inspector should be aware of the objective and quality standards so the completed project will perform as designed.

C. Third Party Inspector Qualifications

1. The Third Party Inspector should be knowledgeable in the construction industry.
2. The Third Party Inspector should be knowledgeable in the installation of Exterior Insulation and Finish Systems (EIFS).
3. The Third Party Inspector should have attended a training session provided by AWCI and should possess an AWCI/EIFS Inspector Training Certificate.
4. The Third Party Inspector should be capable of reading and understanding blueprints as well as architectural details. He/she should be able to resolve discrepancies between project conditions and the project design requirements in a timely manner so as not to delay the construction schedule.
5. The Third Party Inspector should report all discrepancies and nonconforming work to the Owner, Architect, General Contractor/Construction Manager and EIFS Applicator.

D. Inspections

Inspections should be conducted by the Third Party Inspector in the spirit of teamwork, cooperation, and assistance in an effort to provide the Owner with a quality installation of the Dryvit EIFS. Inspections should be conducted at the various stages in the progress of installation. Any deviations

from the contract documents and/or Dryvit Specifications, Application Instructions and Installation Details should be reported to the EIFS Applicator, General Contractor/Construction Manager, Architect and Owner by the Third Party Inspector. All deviations should be corrected by the EIFS Applicator or other appropriate subcontractor prior to proceeding with the next stage of installation. The Third Party Inspector should confirm that the deviation was corrected and conforms with the contract documents.

E. Frequency of Inspections (Suggested)*

1. Field/Panel Application
   a. Weekly - By the independent Third Party Inspector.
   b. Weekly - A joint inspection by the independent Third Party Inspector, EIFS Applicator, and the General Contractor/Construction Manager.
2. Field Inspection
   a. Inspections should be conducted by the Third Party Inspector according to Section One, Paragraph E.1. Additionally, inspections should be conducted during and after completion of each application phase. Various phases of application are defined as follows:
      1) Material storage
      2) Inspection of installed substrates
      3) Moisture protection of substrate (if applicable)
      4) Installation of drainage medium (if applicable)
      5) Inspection of flashing (supplied by others)
      6) Installation of insulation board
      7) Application of base coat and reinforcing mesh
      8) Application of finish coat
      9) Application of sealants (supplied and installed by others)
   b. The Third Party Inspector should complete an Inspection Report (see Section Two) and the Inspection Checklist Work Sheet (See Section Three) during each inspection of the project.
3. Final Inspection
   a. A final inspection of the project should be conducted jointly by the Owner, Third Party Inspector, General Contractor/Construction Manager, and EIFS Applicator for the purpose of final review and acceptance of the work by the Owner.
   b. Each of the above parties should acknowledge in writing acceptance of the completed Dryvit system application prior to request for and issuance of the Dryvit System Warranty, if any. The Third Party Inspector should complete the Third Party Inspection Certificate (see Section Four) certifying that the inspections were completed in accordance with the contract documents. A copy of the completed Inspection Certificate, Inspection Reports, and Checklist Work Sheets should be forwarded to:

Dryvit Systems, Inc.
One Energy Way
West Warwick, RI 02893
Attn: Warranty Services

*The Owner may require that the Third Party Inspector inspect the project more frequently than listed. This should be agreed upon between the Owner and the Third Party Inspector.

SECTION TWO

THIRD PARTY INSPECTION REPORT

File No.:_____ **Date:**_____

Project Name/Address

_____
_____
_____
_____
_____
_____

Applicator Name/Address

_____
_____
_____
_____

Certificate No.:_____

Type of Dryvit System:

- **Outsulation®** _____
- **Outsulation® Plus MD System®** _____
- **Outsulation® MD System®** _____
- **Outsulation® LCMD™**
  - **System 1** _____
  - **System 2** _____
  - **System 3** _____
  - **System 4** _____
  - **System 5** _____
- **Outsulation® RMD™** _____
- **Outsulation® SMD™** _____
- **Outsulation® X System** _____

Inspections Made:

- **Material Storage** _____
- **Substrate Inspection** _____
- **Air/Water-Resistive Barrier** _____
- **Installation/Application**
- **Drainage Medium** _____
- **Insulation Board Installation** _____
- **Application of Base Coat and Reinforcing Mesh** _____
- **Application of Finish Coat** _____
- **Application of Sealants** _____
- **Application of Flashing** _____

List items requiring correction, corrections of previously listed findings, and previously listed uncorrected findings:

Finding	Report Ref./Date	Correction	Complete

Comments:

_____
_____
_____
_____

To the best of my knowledge, work inspected was in accordance with the project specification and Dryvit Systems, Inc. latest Dryvit *_____ System Specifications, dated _____, Application Instructions, dated _____, and Installation Details, dated _____, except as noted above. In case of discrepancy between the Specifications, Application Instructions and Details, and Dryvit's suggested Specifications, Application Instruction and Details for the system being installed, the third-party inspector shall have the design professional confirm in writing which documents apply.

*** Fill in name of system.**

Signed: _____
Date: _____
Print Full Name: _____
Company Name: _____
Address: _____
_____
_____
_____
Telephone: _____
E-Mail Address: _____

SECTION THREE

INSPECTION CHECKLIST WORKSHEET

This section should be completed each time the Third Party Inspector visits the project site. Attach to Section Two at the completion of each visit.

A. Weather (Field Application Only)

1. Temperature: _____ **at** _____ **AM**_____

_____ **at** _____ **PM**_____

2. Weather Condition: _____

3. 24 hour forecast: _____

4. Notes: _____

_____

B. Materials and Storage

	YES	NO
1. All materials stored under cover and protected from weather	_____	_____
2. When outside storage is required		
a. Materials stacked on the ground	_____	_____
b. Temperatures in storage area greater than 4 °C (40 °F) and less than 32 °C (90 °F) (Refer to specific product data sheets)	_____	_____
3. Insulation board		
a. Stored under cover	_____	_____
b. Stacked flat	_____	_____
c. Not exposed to direct sunlight	_____	_____

C. Inspection of Installed Substrate

1. Substrate type:	_____	
2. Thickness of sheathing:	_____ inch	
3. Framing c to c:	_____ inches	
4. Date of sheathing installation:	_____	
5. Correct orientation of sheathing		
a. Sheathing joints are offset from corners of openings	_____	_____
b. Edges of sheathing are supported by framing members	_____	_____
c. Fastener type and spacing per contract documents	_____	_____
d. Paper-faced gypsum facing laps to the inside	_____	_____

	YES	NO
e. Paper-faced gypsum paper firmly attached to core	_____	_____
f. Glass-mat gypsum oriented with correct side outward	_____	_____
g. Wood-based sheathings properly gapped at edges and ends	_____	_____
6. Dimensional tolerance		
a. Flat within 1/4 inch in 4' 0" radius	_____	_____
7. Damage exceeding 3/8 inch	_____	_____
8. Clean surface, dry, free of contaminants	_____	_____
9. Notes _____		

D. Air/Water-Resistive Barrier Installation (if applicable)

	YES	NO
1. Trowel, Spray, or Roller Applied Membrane		
a. Dryvit Grid Tape™ (sheathing applications only)		
1) 4" wide supplied by Dryvit Systems, Inc.	_____	_____
2) Sheathing joints covered	_____	_____
3) Terminations covered (field and panelized)	_____	_____
4) Inside and outside corners covered	_____	_____
5) Installed at sheathing framing interface for panelized construction	_____	_____
b. Dryvit Water-Resistive Membrane		
1) Material identification		
a) Manufactured and supplied by Dryvit Systems, Inc.	_____	_____
b) Name of product: _____		
c) Batch number: _____		
2) Proper type for installed substrate	_____	_____
3) Ambient air temperature: ___ °F or °C		
4) Wall temperature: _____ °F or °C		
5) Mixing proportion (if applicable)		
a) Lump free Type I or II Portland cement	_____	_____
b) clean potable water	_____	_____
6) Pre-spot fasteners and Grid Tape locations	_____	_____
7) Continuous layer of membrane applied over entire surface area	_____	_____
a) Panelized construction-membrane extended onto framing members	_____	_____
8) Coverage per pail: _____ ft^2		

	YES	NO
c. Dryvit AquaFlash® System		
1) 4", 6" or 9" Mesh		
2) AquaFlash Mesh fully embedded in AquaFlash Liquid	_____	_____
3) Air and surface temperature: _____ °F or °C		
4)Surface is clean, dry and smooth	_____	_____
d. Dryvit Flashing Tape™ (sheathing applications only)		
1) 4", 6", or 9" wide polyethylene film backed with rubberized asphalt supplied by Dryvit Systems, Inc.		
2) Rough openings prepared in weatherboard fashion	_____	_____
3) Substrate expansion joints covered	_____	_____
4) Air and surface temperature: _____ °F or °C		
5) Surface is clean, dry and smooth	_____	_____
6) Dryvit Flashing Tape Surface Conditioner used	_____	_____
7) Flashing Tape extends 2 inches over the water-resistive membrane	_____	_____
e. Notes _____		
_____		
2. Sheet Membranes		
a. Type of sheet material:_____		
b. Dryvit Flashing Tape installed as indicated in D.1.d	_____	_____
c. Water-resistive barrier installed horizontally in a weatherboard fashion	_____	_____

E. Installation of Drainage Medium (if applicable)

1. Type of Drainage Medium		
a. Dryvit Drainage Mat™	_____	_____
b. Tyvek Stucco Wrap	_____	_____
c. Metal or plastic lath	_____	_____
d. MD Spacers™	_____	_____
e. Grooved insulation board		
1) Spacing of grooves c to c		
a) 4 inch (Outsulation® RMD System™ and Outsulation LCMD System 4™)	_____	_____
b) 12 inch (Outsulation® Plus MD System®)	_____	_____
2) Proper width and depth of groove	_____	_____
2. Drainage medium installed in accordance with contract documents	_____	_____

	YES	NO
F. Insulation Board Inspection/Installation		
1. Inspection		
a. Supplied by a licensed supplier of insulation board	_____	_____
b. Proper type of given project		
1) Expanded polystyrene (EPS)	_____	_____
2) Xnergy™ Board (Extruded polystyrene)	_____	_____
3) Polyisocyanurate		
c. Proper packaging	_____	_____
1) Polyethylene bags (EPS)	_____	_____
2) Lot number marked on bag (EPS)		
d. Proper marking on board (EPS)	_____	_____
1) Each board edge marked		
2) One board each package marked both faces	_____	_____
e. Dimensional tolerance		
1) EPS		
a) Thickness 3/4"-1" = +1/16", 1"-4" = +/- 1/16"	_____	_____
b) Width = +/- 1/16"	_____	_____
c) Length = +/- 1/16"	_____	_____
d) Squareness < 1/32" in 12"	_____	_____
e) Flatness < 1/32" in 4' – 0"	_____	_____
2) Xnergy Board (Extruded Polystyrene)		
a) Thickness 1", 2", 3" 4"	_____	_____
b) Width = +/- 1/16"	_____	_____
c) Length = +/- 1/16"	_____	_____
d) Squareness < 1/32" in 12"	_____	_____
3) Flatness < 1/32" in 4' – 0"	_____	_____
3)Polyisocyanurate		
a) Thickness 5/8" & 3/4" = + .10" - 0" 1" = + .122" - 0" 1 1/2" = + .136" - 0"	_____	_____
b) Width = +/- 1/16"	_____	_____
c) Length = +/- 1/4"	_____	_____
d) Squareness = 3/16" max. (diagonal)	_____	_____
f. Notes: _____		
_____		
2. Installation		
a. Date of Installation: _____		
b. Ambient air temperature: _____ °F or °C		
c. Wall temperature: _____ °F° or °C		
d. Material Identification – adhesive		
1) Manufactured and supplied by Dryvit Systems, Inc.	_____	_____
2) Name of product: _____		
3) Batch number: _____		
4) Proper type for installed substrate	_____	_____
5) Mixing proportion		
a) Lump free Type I or II Portland cement	_____	_____
b) Clean potable water	_____	_____

	YES	NO
6) Notch trowel 3/8" w x 1/2" 2 x 1 1/2" c to c used to apply adhesive	_____	_____
7) Adhesive applied with ribbons running vertically along width of insulation board	_____	_____
e. Material identification – mechanical fasteners		
1) Proper type for system being installed	_____	_____
2) Corrosion resistant fasteners	_____	_____
3) Proper length of fastener	_____	_____
4) Washer plates flush with surface of insulation board	_____	_____
f. Dryvit Detail Mesh® attached to the substrate for back wrapping at system terminations	_____	_____
g. Insulation boards installed with long edges oriented horizontally – EPS and XPS	_____	_____
h. Insulation boards installed in a running bond with vertical joints staggered	_____	_____
i. Insulation board joints tightly butted	_____	_____
j. Insulation board joints offset from sheathing board joints a minimum of 8 inches	_____	_____
k. Insulation board joints at all inside and outside corners are staggered and interlocked	_____	_____
l. Insulation board cut in an “L” shape piece around all openings	_____	_____
m. Insulation board terminates a minimum of 8 inches above finished grade	_____	_____
n. Insulation board terminates with proper gap at the abutment of dissimilar materials	_____	_____
o. Expansion joints positioned at proper locations	_____	_____
p. Minimum thickness of insulation board at base of aesthetic reveals is 3/4 inch	_____	_____
q. Projecting features incorporate proper slope requirements	_____	_____
r. Projecting features pattern per contract documents	_____	_____
s. Fasteners installed into framing members or nailable substrate	_____	_____
t. 100% of insulation board (EPS) sanded flat	_____	_____
u. Slivers of insulation board/foam spray installed where required	_____	_____

v. Notes: _____

_____

_____

	YES	NO
G. Application of Base Coat and Reinforcing Mesh		
1. Inspection of Installed Insulation		
a. Surface of insulation board has been sanded to remove all irregularities – EPS and XPS only	_____	_____
b. All insulation boards are tightly butted or filled with insulating material	_____	_____
c. Surface of insulation board is clean, dry, flat and all sanding dust is removed	_____	_____
d. There is no UV damage of insulation board from extended exposure	_____	_____
e. Damaged insulation board has been replaced	_____	_____
2. Base Coat and Reinforcing Mesh Application		
a. Manufactured and supplied by Dryvit Systems, Inc.	_____	_____
b. Name of product: _____		
c. Batch number: _____		
d. Proper product for application	_____	_____
e. Mixing proportion		
1) Lump free Type I or II Portland cement	_____	_____
2) Clean potable water	_____	_____
f. Type of reinforcing mesh: _____		
g. Date of installation: _____		
h. Ambient air temperature: _____ °F or °C		
i. Wall temperature: _____ °F or °C		
j. Base coat mixture used to embed previously installed Detail Mesh for back wrapping	_____	_____
k. Corner Mesh when specified is embedded in base coat prior to installing overall base coat	_____	_____
l. Corners of all openings have additional reinforcement as shown in Dryvit Application Instructions	_____	_____
m. Base coat applied to wall surface prior to embedding reinforcing mesh	_____	_____
n. Panzer® Mesh installed as first layer (where specified)	_____	_____
o. Edges of Panzer Mesh butted tightly, not overlapped	_____	_____
p. Panzer Mesh totally embedded in base coat	_____	_____
q. Base coat allowed to dry minimum of 24 hours prior to applying second layer	_____	_____

	YES	NO
r. Standard base coat		
1) Base coat applied to wall surface prior to embedding reinforcing mesh	_____	_____
2) Reinforcing mesh overlapped a minimum of 2 1/2" at all edges	_____	_____
3) Applied opposite direction of Panzer Mesh when used as a second layer	_____	_____
4) Offset a minimum of 8" from Panzer Mesh edges (when applicable)	_____	_____
5) Reinforcing mesh not lapped within 8" of any corner	_____	_____
6) Reinforcing mesh continuous through aesthetic reveals	_____	_____
7) All foam shapes are covered with base coat and reinforcing mesh	_____	_____
8) Reinforcing mesh is totally embedded. There is no mesh color visible	_____	_____
9) Base coat mixture applied smoothly and free of trowel marks	_____	_____
10) For panel applications base coat and reinforcing mesh is extended onto framing	_____	_____

s. Base coat coverage per pail: _____ ft^2

t. Notes: _____

_____

H. Finish Coat Application

1. Inspection of reinforced base coat		
a. Base coat free of irregularities	_____	_____
b. Base coat clean, dry, free of dust, dirt efflorescence or other contaminants	_____	_____
c. Base coat has no reinforcing mesh show through	_____	_____
2. Finish coat application		
a. Manufactured and supplied by Dryvit Systems, Inc.	_____	_____

b. Finish type: _____

c. Batch number: _____

d. Date of installation: _____

e. Ambient air temperature: _____ °F or °C

f. Wall temperature: _____ °F or °C

g. Finished mixed in accordance with Dryvit Application Instructions	_____	_____

h. Amount of water added to each pail: ___

l. Spray or trowel applied: _____

j. Finish applied to proper thickness	_____	_____
k. Finish not installed in joints at terminations, expansion, etc.	_____	_____
l. All finish material from same batch	_____	_____

	YES	NO
m. Texture and color consistent	_____	_____
n. Cold joints	_____	_____
o. Coverage per 5 gallon paid _____ ft^2		
p. Notes: _____		

I. Flashings (Not part of Dryvit EIF System)

1. Flashing at openings installed per contract documents and Dryvit Installation Details	_____	_____
2. Cap flashing installed as soon as practical after installation of Dryvit system	_____	_____
3. Cap flashing sloped toward roof	_____	_____
4. Roof wall intersection diverters are installed per contract documents and Dryvit Installation Details	_____	_____
5. Flashing provided in sections is properly sealed	_____	_____
6. Flashing extends a minimum of 2 1/2" over the surface of the Dryvit system	_____	_____
7. Flashing includes a drip edge	_____	_____
8. Exposed vertical leg of flashing is tight against the surface of the Dryvit system	_____	_____
9. Notes: _____		

J. Sealants (Not part of Dryvit EIF System)

1. Finish joint width is in accordance with contract documents	_____	_____
2. Joint width is uniform	_____	_____
3. Dryvit Demandit® or Color Prime™ applied over base coat to receive sealant	_____	_____
4. Joint to be sealed is clean, dry, and frost free	_____	_____
5. Date of installation: _____		
6. Ambient air temperature: _____ °F or °C		
7. Surface temperature: _____ °F or °C		
8. Type of sealant: _____		
a. Batch number _____		
9. Type of sealant primer: _____		
a. Batch number: _____		
10. Field adhesion test performed by sealant manufacturer	_____	_____
11. Sealant primer applied on surface of Dryvit system to be sealed	_____	_____
12. Closed cell backer rod installed	_____	_____
13. Bond breaker tape installed	_____	_____
14. Sealant mixed and applied per manufacturer's instructions	_____	_____
15. Proper width to depth ratio	_____	_____
16. Sealant properly tooled	_____	_____
17. Notes: _____		

SECTION FOUR

THIRD PARTY INSPECTION CERTIFICATE

To (Owner):_____ **Date:**_____

Re: Project: _____
Address: _____
City/State: _____

FINAL INSPECTION REPORT

Type of Dryvit System:

Outsulation® System	_____
Outsulation® Plus MD System®	_____
Outsulation® MD System®	_____
Outsulation® LCMD™ System	
System 1	_____
System 2	_____
System 3	_____
System 4	_____
System 5	_____
Outsulation® RMD™	_____
Outsulation® SMD™	_____
Outsulation® X System	_____

This is to certify that I performed an inspection of the Dryvit _____ System at the above address.

Based upon my personal observation and written reports of the installation of the Dryvit system, it is my judgment that the inspected installation was performed, to the best of my knowledge, in accordance with the approved plans, the most current Dryvit _____ Specifications, dated _____, Application Instructions, dated _____, and Installation Details, dated _____.

Very truly yours,

Third Party Inspector
By: _____ **Date:** ____
Title: _____

General Contractor
By: _____ **Date:** _____
Title: _____

Owner
By: _____ **Date:** ____
Title: _____

Applicator
By: _____ **Date:** _____
Title: _____

A copy of this certificate should be returned to Dryvit Systems, Inc. accompanied with the Third Party Inspection Reports (see Section Two) and Inspection Checklist Work Sheets (see Section Three)