

Suggestions about refinishing parapets and stucco

Parapets: (wall edge on non-tiled roofs)

After a few years it is not uncommon for homes that have parapets to experience cracks. It is distressing when these develop leaks in infrequent rains that may invade our living spaces. The cracks are most common on the tops ridges due to sun exposure, aggravated by winter freezing. This note offers suggestions based on the experiences of Thunder Mountain Ranch neighbors who have found remedies.

Approaches to the problem include patching with compounds such as silicone, or acrylic overpainting. This may work for a few years at little expense. A better solution is to apply an elastomeric coating over the entire run of parapet, along with a nylon or polyester mesh straddling the structure. When this structure dries, a finish coat is applied, preferably a sand mixture matching the wall stucco. Suitable sand mixture paints include an acrylic/synthetic from Behr, Pittsburg and Synergy. Many colors are available, and blended into the paint permanently. No more painting.

Stucco:

Cracks in wall stucco are best covered with mesh and either an elastomeric or fresh stucco blend. Crews familiar with this technique generally apply a generous patch of mesh and compound, and allow it to dry thoroughly before applying an overcoat, preferably a heavy sand mixture of synthetic paint. This mixture is applied with a trowel, not sprayed or rolled on. The result is a completely new stucco finish, expected to last more than 15 years. Rolled on paint generally will last 4 to 5 years before needing attention again, and this paint is still vulnerable to cracking. The sand mixture overcoat should not show cracking or flaking for 15 years, according to contractor's experience.

Cost:

Suitable sand mixture synthetic paint runs higher than the cost of common acrylic paint, but the results will endure far longer. Important to note is that whereas a 5 gallon bucket of most rolled on paints cover some 300 square feet, synthetic paint troweled on will cover about 100 square feet. Labor costs will also be higher because of troweling.

If you see signs of damage on your home, do try to get quotes from multiple contractors.

If you wish to see good results in the neighborhood, contact George Haas at 20 Sandstone Drive, or Ron Burkey at 3115 Thunder Mountain Road, or Herman Johnson (who is a retired builder) at 55 Sandstone Drive. We can recommend the contractor we used.

Suggestions for refinishing parapets and stucco

Parapets:

After a few years, some homes experience cracks in the roof parapets. These cracked structures develop leaking water into our living spaces, rotting dry wall, and mold. The cracks commonly occur on the top ridges because of sun exposure followed by winter freezing. This note offers suggestions based on the experiences of some Thunder Mountain Ranch neighbors who have tried a few remedies.

Among the approaches tried were patching with compounds such as silicone or acrylic overpainting. This may work for a few years at little expense, but a better solution has proved out with current materials and practices. This is to apply an elastomeric coating over the entire run of parapet along with a nylon or polyester mesh straddling the parapet. When this dries, apply a finish coat, preferably a sand mixture matching the wall stucco. Suitable sand mixture paints are acrylic / synthetic from Behr, Pittsburg and Synergy.

Stucco:

As regards the wall stucco, cracks are best covered in a similar manner with a mesh and either an elastomeric or fresh stucco blend. The crews familiar with this technique generally apply a generous patch of mesh and compound, and allow it to dry thoroughly before applying an overcoat, preferably a heavy sand mixture of synthetic paint. This is applied with a trowel, not sprayed or rolled on. The result is a complete new stucco finish which is expected to last more than 15 years. Rolled on paint generally will last 4 to 5 years before needing attention again, and that paint is still vulnerable to show crackig in that time. The sand mixture overcoat should not show cracking or flaking for that 15 years, according to experience.

Cost:

Suitable sand mixture synthetic paint does run some 4 times the cost of common acrylic paint, but the results will endure far longer. Labor will also be a bit more due to the troweling.

If you see signs of damage in your home, do try to get multiple quotes from contractors in self defense..

If you wish to see the results, you can contact George Haas at 20 Sandstone Drive, or Ron Burkey at 3215 Thunder Mountain Road, or Herman Johnson at 60 Sandstone Drive. We can recommend the contractor we used.