

BASF Wall Systems | QA21 Inspection and Warranty Program

TECHNICAL BULLETIN 1017580

Description

BASF Wall Systems offers the unique QA21 warranty and inspection program for pre-qualifying Water-Drainage Class PB EIFS projects. The warranty program requires: specifying Water-Drainage Class PB EIFS with high-impact Reinforcing Mesh at ground level and tinted Primer applied over all Base Coat; project size of at least 10,000 square feet of wall area; pre-construction document review; pre-construction conference; in-progress inspections; final inspection; and completion of any punch list items.

Upon successful completion of the project, BASF Wall Systems issues the QA21 labor and materials warranty (available in five- or ten-year duration). The QA21 Warranty and Inspection Program also includes 5 annual inspections and reports provided by BASF Wall Systems to the building owner.

Pre-construction Requirements

APPLICATOR APPROVAL

The EIFS applicator must be an approved QA21 Select Applicator with current certification.

PRE-CONSTRUCTION DOCUMENT REVIEW

The BASF Wall Systems Technical Service Department performs pre-construction document reviews of all construction documents pertaining to the project. This helps the architectural design team identify conditions or details requiring modifications to comply with Water-Drainage Class PB EIFS details and specifications. (Project design remains the responsibility of the architectural design team.)

The project architect and/or general contractor forwards architectural plans, details and specifications to the BASF Wall Systems Technical Services Department for review. The BASF Wall Systems Technical Services Department furnishes to the architect and/or general contractor a written review of shop drawings, including suggested revisions to EIFS detailing.

Features & Benefits

Features	Benefits
Water-Drainage EIFS & comprehensive warranty and inspection program	Peace of mind for the building owner
Annual inspections	Identify minor deficiencies in the exterior wall assembly so the owner can correct them before more extensive repairs are required.

PRE-CONSTRUCTION CONFERENCE

The purpose of this conference is to review the scope of the project prior to construction.

Attendees include representatives from:

- Architectural design team
- General contractor
- BASF Wall Systems
- QA21 Select Applicator
- Other appropriate parties

The pre-construction conference agenda includes, but is not limited to, the following items:

- Review plans, specifications, details, and addendum pertinent to the EIFS application to ensure that all parties present have current documents.
- Coordinate the QA21 Select Applicator's work with all other trades.
- Review storage procedures for EIFS materials.
- Review weather conditions and, if applicable, review responsibility for supplementary heat.
- Review the schedule of inspections and establish lines of communication to ensure that any areas of non-conformance are brought to the attention of the appropriate personnel, in order to be corrected in a timely manner.

FIELD SAMPLE

The QA21 Select Applicator prepares a field sample in an appropriate size, using the same tools and techniques to be used for the actual application. This sample, once approved by a representative from the architectural design team and the general contractor, becomes the established minimum standard of workmanship for the entire project. The field sample includes all the typical components of the wall assembly, including:

- Substrate
- Secondary moisture barrier
- Insulation board
- Base Coat/Reinforcing Mesh/Primer
- Finish Coat
- Window
- Aesthetic joints

In-progress Inspections

The QA21 Program includes a minimum of four visual project inspections performed by an authorized BASF Wall Systems representative during the course of the project, unless determined otherwise by BASF Wall Systems. These inspections incorporate the following construction application phases and items:

- Secondary Moisture Barrier—prior to EPS insulation board installation
- EPS insulation board installation
- Base Coat/Reinforcing Mesh/Primer application
- Completed EIFS installation

Note: The building owner is responsible for providing any staging, lifts, scaffolds, or other equipment needed to complete any inspection.

SCHEDULING

BASF Wall Systems schedules all inspections and provides advance notification so that representatives of the architectural design team, general contractor, and QA21 Select Applicator can be present during the inspection. Observed deficiencies are reported in writing to the QA21 Select Applicator. Any area determined, as a result of the inspection, to be deficient must be corrected prior to the completion of the current phase of work in that area.

Annual Inspections

An authorized BASF Wall Systems representative performs annual inspections for the first five years after completion of the project. This applies to both the five- and ten-year labor and materials warranties.

Typical items to be observed during the annual inspection may include, but are not limited to, the following:

- Flashing conditions/terminations at windows, copings
- Sealant at openings, expansion joints
- Water-Drainage Class PB EIFS
- Gutters/downspouts (if applicable)
- Roof

Note: Inspection of components adjacent to and/or affecting the Water-Drainage Class PB EIFS wall system are observed only to determine their effects upon the Water-Drainage Class PB EIFS.

INSPECTION EQUIPMENT

Typically, the visual inspections of the Water-Drainage Class PB EIFS wall system will be performed on representative areas of the building that are readily accessible without the use of staging, lifts, or other equipment. However, should the BASF Wall Systems representative determine that staging lifts or other equipment are necessary to conduct the inspection, the building owner is responsible for providing such equipment at his expense. Should the building owner request inspection of areas inaccessible without staging, lifts, or other equipment, the building owner is responsible for providing such equipment at his expense.

INSPECTION REPORT

Following each of the five annual inspections, BASF Wall Systems provides a report to the building owner describing observations.

Warranty & Inspection Program Fees

Costs for the five- and ten-year labor and materials warranties are based upon project size and duration of the warranty. Costs are subject to change without prior notice.

Disclaimer

This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights. In particular, BASF disclaims all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY. BASF SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF reserves the right to make any changes according to technological progress or further developments. It is the customer's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the customer to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

BASF Wall Systems

3550 St. Johns Bluff Road South
Jacksonville, FL 32224-2614
Phone 800 • 221 • 9255
Fax 904 • 996 • 6300
www.wallsystems.basf.com