

WHAT TO LOOK FOR WHEN IT COMES TO EXPOSED WATERPROOFING COATINGS

METAL FLASHING

Ensure flashing is not exposed, lifted, or fishmouths (not fastened properly).

Flashing is always the biggest pain point in deck coatings and water will find its way in if not properly prepared and sealed.



WATER INTRUSION

Review exterior for wood rot or visible moisture from below the deck (this is a sure sign of water intrusion).



DELAMINATION

Coating peeling up from the substrate or topcoat delaminating from intermediate/base coat

This may be caused by moisture, application and/or incorrect product used in assembly.



PENETRATIONS

Review columns and top mounted railing systems for delamination or movement of railings.

This causes future issues with water intrusion and delamination of coating.



MOISTURE

When moisture is present and trapped it will cause visible bubbles or blisters and will ultimately lead to delamination and failure of coating.



CRACKING

There are many reasons for the cracking in a coating from installation to structural integrity of the building. Pending waterproofing system you may get cracking at plywood joints, metal lath seams if not properly fastened or cracking in concrete substrate that exceeds material performance (such as coating over expansion joints).



NO, NEGATIVE OR POOR SLOPING

When moisture is present and trapped it will cause visible bubbles or blisters and will ultimately lead to delamination and failure of coating.



DRAINS/SCUPPERS

All drains and scuppers need to be clean and operable with a sufficient amount for the space with the proper drains otherwise it leads to ponding water or failures around the drains.



THRESHOLDS

Interior elevations should always be higher than exterior.
Wind driven rain may become intrusive in these locations.



DEFLECTION

Deflection, bouncy or soft typically means plywood is not
thick enough, joists are more than 16" or underlying issues

