

3 Masonry and Manufactured Stone (Interior and Exterior)

3.1 Efflorescence (a whitish crystalline powder) is present on masonry surfaces.

Acceptable Performance Condition:

Efflorescence commonly occurs on masonry surfaces.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

Efflorescence is a white deposit on the surface of masonry caused by a combination of soluble salts, moisture, and hydrostatic pressure and can present itself in localized areas.

Efflorescence is an indication that moisture is moving through the material to the surface; this is a normal condition.

Efflorescence is usually harmless and can be removed with a stiff brush and water.

See Also:

2.1 Efflorescence (a whitish crystalline powder) is present on concrete surfaces.

7.18 Efflorescence (a whitish crystalline powder) is present on exterior surfaces.

Notes:

3.2 Masonry is deteriorating.

Acceptable Performance Condition:

Masonry shall be installed to prevent premature deterioration (i.e., surface is flaking or dissolving).

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Masonry that is deteriorated and not meeting the acceptable performance conditions shall be rectified.

Remarks:

The colour/texture of rectified areas shall match the existing brick colour/texture as closely as possible when dry.

Variation in colour may be noticeable when wet. Professional brick tinting methods are acceptable to repair the appearance of deteriorated bricks.

Deterioration resulting from normal wear and tear is common and excluded from the warranty.

Homeowners should refrain from spraying water on any exterior cladding. Brickwork can be compromised by repeated wetting and drying cycles from lawn watering overspray. Such damages are excluded from the warranty.

Notes:

3.3 Above-grade brick veneer cladding (including mortar) is cracked.

Acceptable Performance Condition:

Brick veneer joints should not contain loose or missing mortar. Cracks in mortar joints or brick veneer in excess of 1/8 inch (3 mm) are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Cracks not meeting the acceptable performance condition shall be rectified.

Remarks:

Cracks resulting from normal shrinkage of materials caused by drying after construction, or normal wear and tear, are excluded from the warranty.

Regular outdoor temperature fluctuations cause masonry cladding to expand and contract. The resulting thermal stress can also cause cracking and is considered normal wear and tear.

Brickwork can be compromised by repeated wetting and drying cycles from lawn watering overspray. Such damages are excluded from the warranty. Homeowners should take care to avoid unnecessary wetting of brickwork.

The colour/texture of rectified areas shall match the existing brick colour/texture as closely as possible when dry.

Variation in colour may be noticeable when wet. Professional brick tinting methods are acceptable to repair the appearance of brick veneer.

Notes:

3.4 Bricks are chipped.

Acceptable Performance Condition:

Installed bricks that are visible as part of the cladding shall not show excessive chipping. Masonry shall be installed in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Bricks not meeting the acceptable performance condition shall be rectified.

Remarks:

The colour/texture of rectified areas shall match the existing brick colour/texture as closely as possible when dry.

Variation in colour may be noticeable when wet. Professional brick tinting methods are acceptable to repair the appearance of chipped bricks.

Certain types of brick are designed to be tumbled or chipped in appearance and are not covered.

Notes:

3.5 Horizontal masonry joint alignment is not uniform.

Acceptable Performance Condition:

Horizontal masonry joint work shall appear uniform when viewed from a normal viewing distance of 20 feet (6 meters). Where the horizontal (bed) joint is out of alignment, the variance shall not be more than 1/2 inch (12 mm) over a 20 foot section. This does not apply to randomly sized masonry products.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Masonry with joints not meeting the acceptable performance condition shall be rectified.

Remarks:

Dimensional variations of the courses (rows) are affected by the type of brick selected and the bond pattern.

Notes:

3.6 Cut bricks are of different thicknesses in relation to one another.

Acceptable Performance Condition:

Cut bricks used in the same course (row) shall appear uniform from a normal viewing position. The variance in thickness between two immediately adjacent bricks shall not exceed 1/4 inch (6 mm).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Cut bricks not meeting the acceptable performance condition shall be rectified.

Remarks:

Brick courses above and below a horizontal feature (i.e. window or tiered foundation) may require horizontal trimming to maintain horizontal course alignment of the overall wall.

The cosmetics of the repair should be carefully considered. The new brick and mortar may not match the existing facade exactly. Colour variances in bricks and mortar are inherent to this type of repair.

Notes:

3.7 Bricks or manufactured stones are different colours.

Acceptable Performance Condition:

Brickwork or manufactured stone containing bricks or stones from different dye lots is acceptable provided they are dispersed throughout the wall to produce a generally uniform appearance when viewed from a normal viewing position under normal lighting conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Where a generally uniform appearance is not achieved, the area shall be rectified.

Remarks:

Uniform appearance includes cosmetic attributes such as colour and texture.

Minor colour variations may occur within a dye lot; this is acceptable.

Tinting methods are acceptable to adjust colour.

Notes:

3.8 Splatters and stains exist on exterior masonry or manufactured stones.

Acceptable Performance Condition:

Exterior masonry or manufactured stone shall not have splatters and stains detracting from the appearance of the finished wall viewed when dry from a distance of 10 feet (3 meters) under natural lighting conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Splatters and stains on exterior masonry or manufactured stones not meeting the acceptable performance condition shall be rectified unless noted during the walk-through inspection. Issues noted on the walk-through inspection are contractual matters that should be resolved by the builder and homeowner.

Splatters and stains resulting from actions of the homeowner are not covered.

Notes:

3.9 The mortar/grout joint between stones is an uneven width.

Acceptable Performance Condition:

Unless otherwise designed, grout/mortar joints shall appear generally uniform in width when viewed from a normal viewing position.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Grout/mortar installations not meeting the acceptable performance condition shall be rectified.

Remarks:

The width of a grout/mortar joint may vary where the stone finish intersects another finish, or where it terminates against a roof overhang or a ledge. The shape of the stones and their arrangement, as well as the number of corners and intersecting walls also affect the installer’s ability to maintain a level of uniformity in the mortar joint.

Notes:

3.10 Manufactured stones are falling off the wall.

Acceptable Performance Condition:

Manufactured stones should be installed to prevent them from detaching from the substrate.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Manufactured stones not meeting the acceptable performance condition shall be rectified.

Remarks:

Landscaping and irrigation installed by homeowners directly affecting the stonework may void the warranty.

Stones that separate from the substrate due to impact are not warrantable.

Rectified stones shall be of the same pattern and similar in colour to the original stones. Some variation in the colour of stone and grout should be expected.

Notes:

3.11 A crack is readily apparent on the face of a manufactured stone.

Acceptable Performance Condition:

Cracks readily visible from a distance of 3 metres (10 feet) or in excess of 1/16 inch (1.5 mm) in width are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Stones not meeting the acceptable performance condition shall be rectified.

Remarks:

Hairline cracks are common and acceptable in manufactured stone containing cement, due to water lost when the material cures and sets.

Homeowners should ensure sprinkler heads are directed away from manufactured stone. Excessive wetting and drying cycles may damage the stone; this is not a defect.

Rectified stones shall be of the same pattern and similar in colour to the original stones. Some variation in the colour should be expected.

Notes:

3.12 A mortar/grout joint between manufactured stones or bricks is cracked.

Acceptable Performance Condition:

Joints should not contain loose or missing mortar.

Crack widths in excess of 1/16 inch (1.5 mm) are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Mortar joints in excess of the acceptable performance condition shall be rectified.

Remarks:

As mortar/grout dries it loses water. This results in the mortar shrinking causing it to pull away from the edge of the stones or to exhibit hairline cracks. Regular outdoor temperature fluctuations cause manufactured stones to expand and contract. The resulting stress on the mortar can also cause cracking. This is considered to be normal behaviour in any mortar/grout containing cement.

Cracks due to impact are not warrantable.

Minor cracks resulting from normal shrinkage of the mortar caused by drying after construction or thermal expansion and contraction are acceptable.

Rectified joints shall be of the same pattern and similar in colour to the original. Some variation in the colour should be expected.

Notes:

3.13 Water is leaking through a joint or crack in the chimney cap.

Acceptable Performance Condition:

Chimney caps shall prevent water leakage under normal rain or snow conditions.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Chimney caps not meeting the acceptable performance condition shall be rectified.

Remarks:

Where repairs are required, colour, finish or texture may not have an exact match.

Notes:

3.14 Firebrick and/or mortar joints are cracked.

Acceptable Performance Condition:

Extremely hot or overly large fires will cause cracking.

Warranty Coverage:

None.

Claim Response:

This is not a defect.

Notes:

3.15 Free-standing masonry chimney has separated from the structure to which it is attached.

Acceptable Performance Condition:

Separation shall not exceed 3/8 inch (9mm) in any 10 foot (305mm) vertical measurement.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Free-standing chimneys not meeting the acceptable performance condition shall be rectified.

Remarks:

The cause of any separation exceeding the acceptable performance condition should be determined. Newly built free-standing masonry chimneys will often incur slight amounts of movement from the main structure under normal conditions.

Notes:
