PECORA CORPORATION

Technical Bulletin # 103

Joint Sealant Inspection

One of the most critical components of the building envelope is the joint sealant. Although the expense when compared to the total cost of construction is small the results of failed sealant can be substantial. For this reason a thorough inspection and evaluation of sealant joints on a regular basis is recommended and may result in substantial savings in maintenance cost over the life of the structure. The following guidelines may be helpful in determining the health of expansion and control joint seals in your structure.

Symptom	***Cause***	***Repair/Replace***
Discoloration / Fading	UV exposure	No
Crazing	UV Exposure / Oxidation	Depends on severity and depth of degradation / If greater than 25% of total depth replacement is recommended.
Cracking	Excessive weathering / age	Yes
Adhesive Failure	Excessive movement Poor initial adhesion	Yes
Softening/Reversion	Moisture trapped behind the sealant.	Yes / Identify source of moisture first.
Hardening	Excessive weathering / age	Dependent on potential for development of water infiltration
Dirt Pick-up	Environmental	Clean with mild abrasive (scotch brite pad), soap, and water. Pressure washing should be limited to < 1,500 PSI

Most of the above symptoms may be observed visually and identified by minimal physical probing. The use of a blunt probing tool such as wooden dowel is useful in making determination as to the health of the sealant joint. The frequency of joint inspections should be annual and preferably during colder temperatures when joints are opening and adhesive failures may be noted.

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