

This information is not meant to be all-inclusive but is given as Homeowner FYI

Picture 1 illustrates a cross section of a brick veneer "vent" screen wall over wood frame construction.

- ◆ The weep holes allow for air circulation into the wall cavity between the rear of the wall and the sheathing.
- ◆ The weep holes also allow for any water that may get behind the wall (condensation, rain, etc.) to drain out.

Picture 2 illustrates the hazards of weep holes that become obstructed.

- ◆ The Homeowner should be careful never to obstruct the weep holes in the brick veneer wall (mulch, plants, dirt, stones, etc.). The resulting damage, as illustrated in picture 2, may be catastrophic.
- ◆ The weep holes should be placed in the brick veneer every 4' - 6' on center and should be installed so as to be above the foundation and open to the air.
- ◆ Blocked or obstructed weep holes may cause water retention along the floor joists and interior wall framing; results may include wood rot, organic (mold) issues, and/or insects (termites, carpenter ants, etc.) being attracted to the moisture inside the wall cavity.
- ◆ Water damage from blocked/obstructed weep holes may be detectable by warped, discolored, or rotted baseboards. Other signs may be water-stained drywall along the baseboards, cracked out caulking from swelling of baseboards, etc.

Picture 3 illustrates the method used to secure the brick veneer wall to the house framing.

- ◆ The masonry brick ties are made of a water and corrosion resistant material, usually a galvanized metal with a corrugated surface that is imbedded into the mortar between the bricks.
- ◆ The masonry brick ties are secured to the bricks in the mortar joints and are then nailed off through the sheathing into the wall studs.
- ◆ During construction ideally there will be at least a 1" space between the rear of the brick wall and the wall sheathing.
- ◆ If the brick ties become loose, corroded, or are improperly installed the structural integrity of the brick wall will be in jeopardy and the wall may fail, causing a major repair expense.
- ◆ Some signs of failed or faulty brick ties may include but not be limited to waviness to the wall surface, wall surfaces that move when light pressure is applied to the wall, cracking that crosses the mortar and bricks, cracking that is off-plane, etc.

