



# How to Read and Understand Your StuccoSpec Report!

\*This report contains detailed information that can assist you in maintaining the value of your stucco home. However, if you are like most people, you probably won't read all of this report. So, for those of you that are looking for a summary of the most important information please follow these recommendations:

1. Read Section 2- Make sure to review the moisture analysis of your home or building (section 2) carefully! It contains the information specific to your home's stucco condition and is critical to the long-term maintenance of your stucco...and the value of your home or building!
2. Moisture Readings- StuccoSpec uses pictures and a grid system to help you identify exact locations of moisture readings and problem areas. The moisture readings may seem a little confusing, but it's really very simple. Every high moisture reading (19% or higher) and low moisture reading are associated with a grid location on the elevation photo. The recommended standard for moisture in the support and structural wood of your home or building is below 19%. Most homes or buildings have readings between 8% and 15%. Any reading over 19% is an indication of possible moisture penetration of the stucco system. Readings in excess of 30% moisture are associated with continuous moisture readings.

StuccoSpec will document the resistance of the probes upon doing the moisture test which will help identify if certain substrate deterioration has occurred. The levels of resistance will be classified as firm, soft and none. The inspector notes this information after the moisture reading. The inspector may indicate a location of possible wood rot. However, it is not possible to determine if there is damage, or the extent of damage without removing the stucco and exposing the support and framing wood.

3. Schedule Follow Up and Annual Inspections- Your stucco should be inspected again within three to six months after any moisture modifications have been made in order to verify that the modifications are effective. Also, annual inspections should be scheduled to ensure that the stucco is completely sealed and dry. StuccoSpec will be mailing you reminders to schedule your annual inspection. Remember, if you intend to sell your home or building anytime in the future, a year-to-year StuccoSpec report will help you realize the best return on your investment.