



e-mail - stuccospec@juno.com

StuccoSpec Moisture Testing Inspection

Property Located At:
265 Elm Street, Anywhere, USA

01/27/02

Ordered by: Mr. & Mrs. John Doe





1. INTRODUCTION

1.1 PURPOSE: Enclosed is your Stucco Moisture Inspection. The purpose of this moisture inspection is to help assess the condition of the stucco system by looking for visible installation flaws, inadequate water diversion and sealant failures and conduct random moisture readings using electronic moisture scan devices. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. *Further investigation may be needed to determine the extent of water damage, if any, and how best to modify your home to address any moisture problems that may be indicated by this inspection.*

1.2 SCOPE OF INSPECTION: This is a basic, stucco inspection limited to the following:

- A visual examination of the condition of the stucco, exterior sealants, flashing, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations and any penetrations through the stucco.
- Conducting of *random* electronic moisture scanning of the building envelope.
- Preparing a report of our observations of potential problem areas and recording any high readings found.
- Providing detailed information on typical moisture-related problems in stucco homes to assist you in maintaining the value of your home.

1.3 LIMITATIONS OF LIABILITY: Because this is a limited inspection, we can make no guarantee, express or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

1.4 FURTHER TESTING / INVESTIGATION: Our policy is to rely on moisture meter readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in the substrate. It is difficult to determine if the structural wood of your home has been damaged in areas of high readings without 'probing' and/or removing a core sample of the stucco to allow for visual inspection. Should we feel that further investigation is needed this will be indicated in the summary section of the report.

1.5 REPAIR FOLLOW-UP AND ANNUAL INSPECTIONS: A repair follow-up inspection should be conducted within three months after completion of the repairs to assess the effectiveness of the moisture modifications. This is extremely important. Annual inspections should also be scheduled to ensure that your stucco system remains dry. This way any sealant failures, stucco cracks, etc. can be caught and repaired promptly. Testing and maintaining your home on a regular basis is the best way to prevent costly repairs associated with moisture damage. Also, should you decide to sell your home, annual inspections and maintenance documentation will be a valuable selling tool, providing evidence to show that your home has been inspected and maintained on a regular basis by a reputable and qualified firm.



Client	Mr. & Mrs. John Doe	Builder	Southern Oak Construction
Street Address	265 Elm Street	Phone Number	N/A
City,State,ZIP	Anywhere, USA	Buyer's Realtor	N/A
Phone Number	555-111-2222	Phone Number	N/A
Property Owner	N/A	Buyer's Realtor Co.	N/A
Street Address	Same as above	Seller's Realtor	N/A
City,State,ZIP	Same as above	Phone Number	N/A
Phone	N/A	Seller's Realtor Co.	N/A
Type of exterior	EIFS	Date of Inspection	01/27/02
Substrate (if known)	OSB/Gypsum	Inspector	Kevin Harbison
Age of property	8 years	Others Present	Buyer
Approx. Sq. Feet	3600	Temperature	86 Degrees/72% R.H.
Stories	1	Weather Conditions	Clear
Type of windows	Metal Single Hung	Last Rainfall	Approx. 1 day

Inspection Test Equipment

Test Equipment Description		Test Range			Setting
		Low	Medium	High	
A	Tramex Wet Wall Detector				5
B	Delmhorst BD 2000				1

Important Note: The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an **exact** science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain **exact** moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.



General Observations

DESCRIPTION OF DETAIL	YES	NO	IMP	COMMENTS
Sealant Satisfactory on Window Trim		X		265 Elm Street, Anywhere, USA.. 01/27/02
Sealant Satisfactory on Window Joints		X		
Sealant Satisfactory on Door Perimeters		X		
Sealant Satisfactory on Door Joints		X		
Sealant Satisfactory on all Penetrations		X		
Sealant Satisfactory on Flat Accents		X		
Sealant Satisfactory on Terminations		X		
Mildew Present		X		
Rust Aggregates Present		X		
Window Head Flashings Present		X		
Window Pan Flashings Present		X		
Door Head Flashings Present		X		
Door Pan Flashings Present		X		
Kickout Flashings Present	X			High moisture beneath two.
Balcony Flashings Present				N/A
Chimney Flashing Present	X			
Chimney Cricket Present	X			
Chimney Metal Cap Present	X			
Stucco System in contact w/concrete	X			
Stucco System in contact with soil	X			Close.
Exposed Mesh/foam noted	X			At several areas along the bottom edges.
Expansion Joints Present				N/A
Delamination Present	X			Below dining room window.
Evidence of Wood Destroying Insects	X			Ants.
Compression Wrinkle Present		X		
Visible Stucco Damage/Cracking		X		
Control Joints Present		X		
Dead Valley Present on Roof		X		
Stucco in contact with roof shingles	X			
Sprinkler System Present	X			

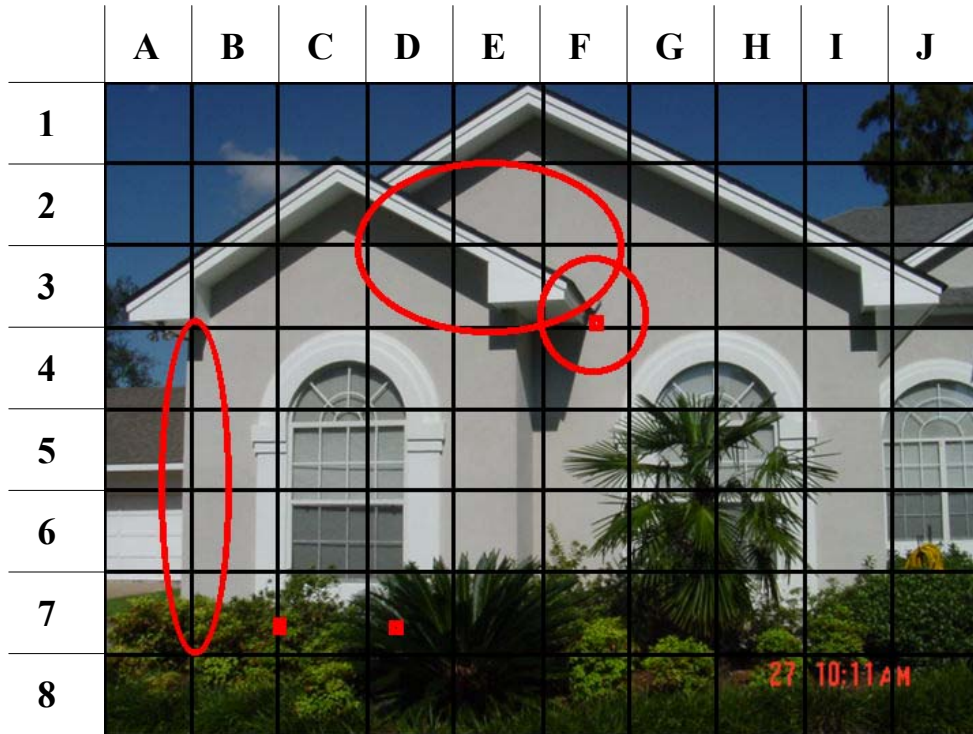


Photo #1a ---- 265 Elm Street

Grid Site	Description of Problem	Moisture Readings		Read for Add'l Info
		% Wet	Equipment	
A/B4 - A/B7	Brick Terminations. See Detail #1 Seal all brick/EIFS terminations to prevent moisture intrusion.			Ch 3.10
B/C7	High moisture reading at window lower left. No sealants present.	80%	Firm	
D7	High moisture reading at window lower right below the band 23% Firm at the band. All windows and other penetrations need perimeters sealed Seal all window construction.	40+%	Firm	Ch 3.1,3.2 Ch 3.2
F3,4	Area where moisture probe was made under kickout flashing. See Detail #2 Kickout flashing is present. Seal all kickouts.	8%	Firm	
D2-F3	EIFS is flush on roofline. See Detail #3 Consult a qualified water- proofing contractor to modify as needed to prevent moisture intrusion and corrosion of flashing. Typical.			



Photo #1b ---- 265 Elm Street

Grid Site	Description of Problem	Moisture Readings		Read for Add'l Info
		% Wet	Equipment	
E/F3,4	Soffit/Fascia. See Detail #4 No sealants present. Seal all soffit/fascia terminations to prevent moisture intrusion.			Ch 3.10
G7	High moisture reading at window lower left. See Detail #5 Soft substrate noted when probing this area. No sealants.	34%	Soft	
H7	High moisture reading at window lower right. No sealants. Soft substrate noted when probing this area. Inspector's Note: Repair is probably necessary beneath this window (approx. 8 Sq. Ft.) Ants emerged from the probe holes beneath this window. Consult with inspection specialist to investigate this area further.	30%	Soft	
	All windows and other penetrations need perimeters sealed			Ch 3.1,3.2
	Seal all window construction.			Ch 3.2

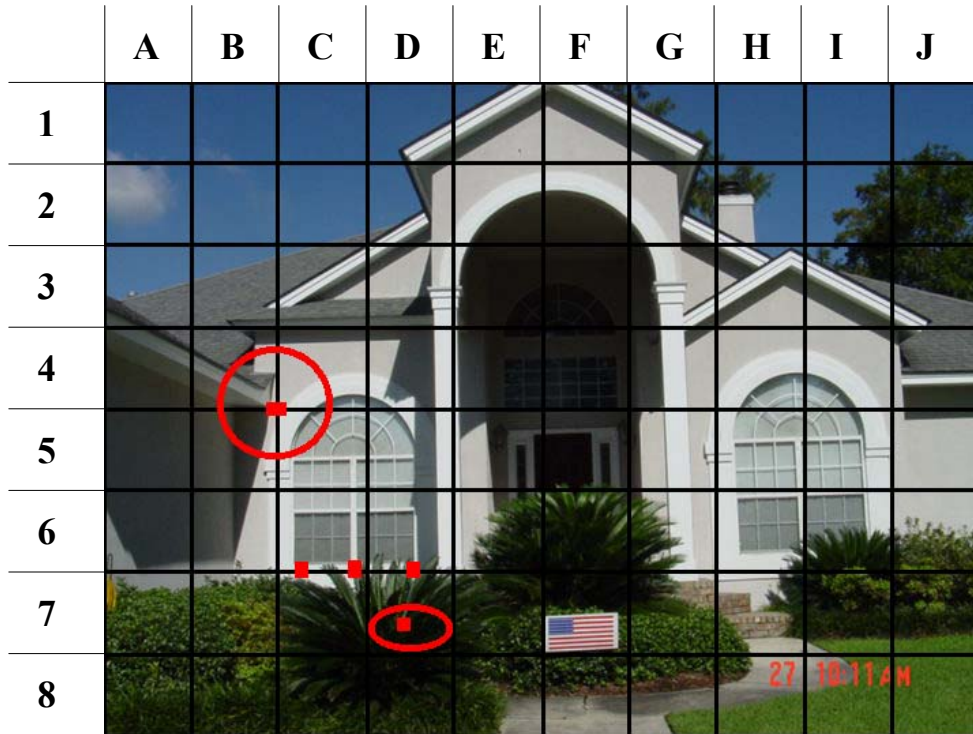


Photo #2a ---- 265 Elm Street

Grid Site	Description of Problem	Moisture Readings		Read for Add'l Info
		% Wet	Equipment	
B/C4,5	Area where moisture probe was made under kickout flashing. See Detail #6 -- EIFS is flush on roofing/flashing. Consult a qualified waterproofing contractor to modify kickout/EIFS to roof termination to prevent moisture intrusion & corrosion.	18%	Firm	
C6,7	Area where moisture probe was made at window lower left.	16%	Firm	
C6,7	High moisture reading at window lower middle.	19%	Firm	
D6,7	High moisture reading at window lower right. All windows / Doors / other penetrations need perimeters sealed Seal all window and door construction.	30%	Firm	Ch 3.1,3.2 Ch 3.2
D7	High moisture reading at lower edge. See Detail #7 Landscaping is too close to foundation grade. Raw EPS foam observed at bottom terminations. Assess and modify. Consult a qualified waterproofing contractor to assess and modify as needed to prevent moisture intrusion and insect infestation.	40%	Firm	Ch 3.3

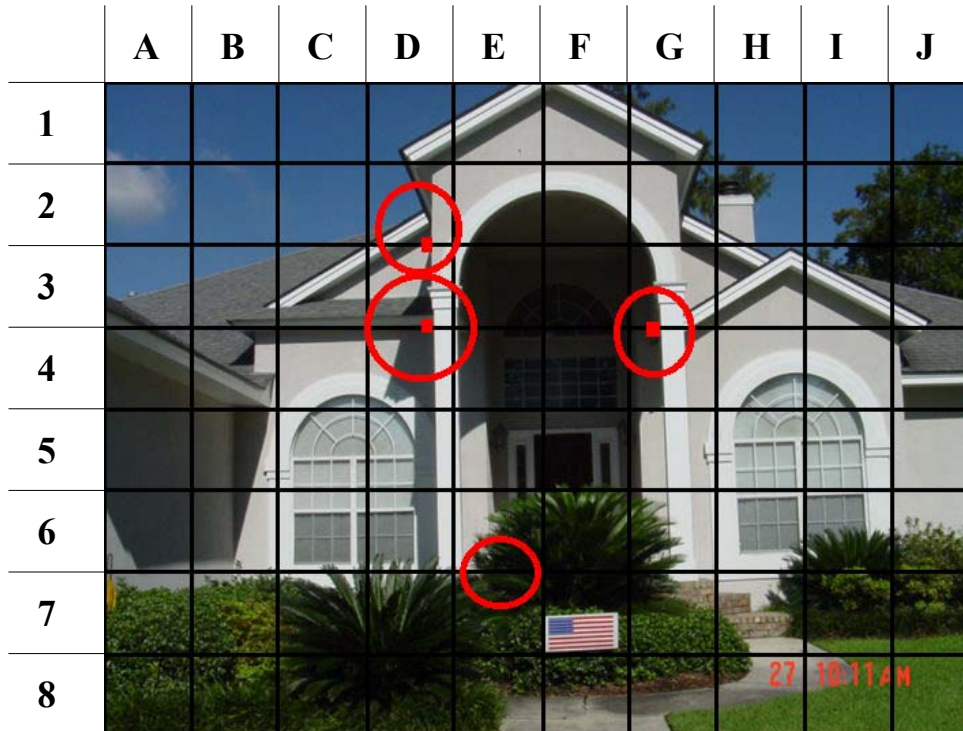


Photo #2b ---- 265 Elm Street

Grid Site	Description of Problem	Moisture Readings		Read for Add'l Info
		% Wet	Equipment	
D3,4	Area where moisture probe was made under kickout flashing. See Detail #8 Kickout flashing is present.	14%	Firm	
F/G3,4	High moisture reading under kickout flashing. See Detail #9 It appears that this kickout was installed sometime after the original EIFS installation. There is a noticeable "patch" present. Consult a qualified waterproofing contractor to seal and modify this kickout flashing to prevent moisture intrusion.	34%	Firm	
D2,3	Area where moisture probe was made under kickout flashing. See Detail #10 Kickout flashing is present.	8%	Firm	
E6,7	Porch Floor Termination. See Detail #11			
	EIFS is flush on porch floor. Consult a qualified waterproofing contractor to assess and modify as needed to prevent moisture			Ch 3.3
	intrusion and wicking. Seal all window and door construction.			Ch 3.2
	All windows / Doors / other penetrations need perimeters sealed			Ch 3.1,3.2

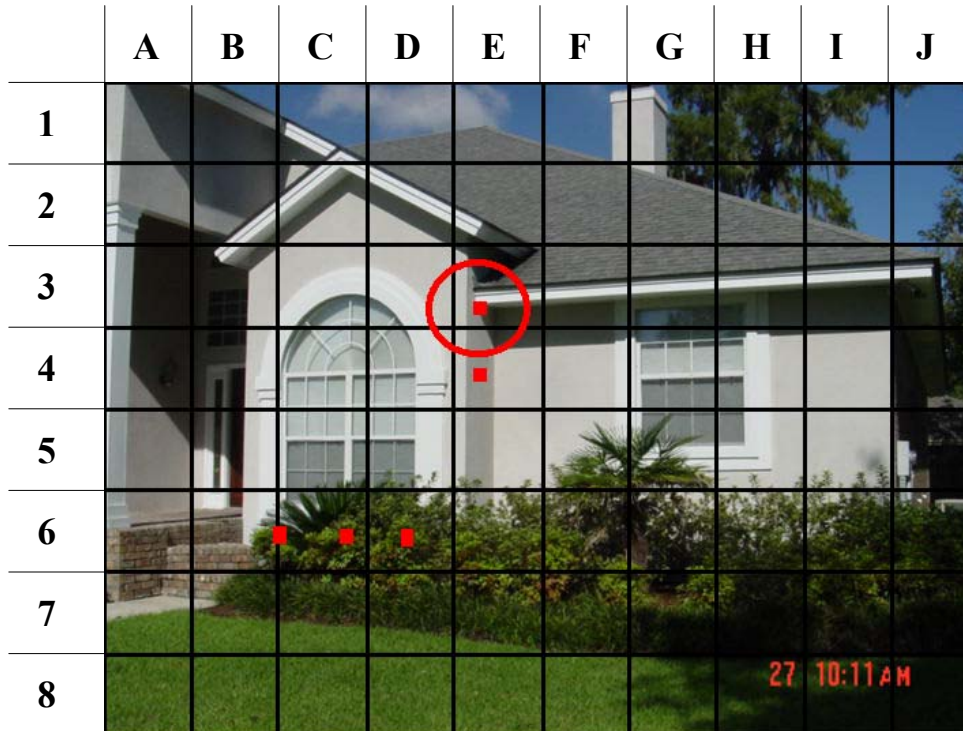


Photo #3a ---- 265 Elm Street

Grid Site	Description of Problem	Moisture Readings		Read for Add'l Info
		% Wet	Equipment	
B/C6	High moisture reading at window lower left.	22%	Firm	
C6	High moisture reading at window lower middle.	38%	Soft	
D6	High moisture reading at window lower right. See Detail #12 Soft substrate noted when probing these areas. All windows / Doors / other penetrations need perimeters sealed Seal all window and door construction.	40%	Soft	Ch 3.1,3.2 Ch 3.2
E3	High moisture reading under kickout flashing. See Detail #13	40+%	Soft	
E4	High moisture reading under kickout flashing. Kickout flashings are present at both locations. Note: Kickouts are in contact with roof shingles. Kickout is at a 90 degree angle should be a 45 degree angle. Approx. 6 square feet of rotten substrate is beneath this kickout. Repairs are necessary. Consult a qualified waterproofing contractor to modify this kickout flashing to prevent moisture intrusion.	40+%	Firm	



265 Elm Street, Anywhere, USA



Detail Photo #1 -- Brick Terminations. No sealants present. Seal all brick/EIFS terminations to prevent moisture



Detail Photo #2 -- Kickout flashing is present. Seal all kickouts.



Detail Photo #3 -- EIFS is flush on roofing. Consult a qualified waterproofing contractor to modify.



Detail Photo #4 -- No sealants at soffit/fascia. Seal all soffit/fascia areas to prevent moisture intrusion.



Detail Photo #5 -- No sealants at window lower left. High moisture reading at this window. Seal perimeters/construction.



Detail Photo #6 -- EIFS is flush on roofing/flashing. Modify to prevent moisture intrusion.



265 Elm Street, Anywhere, USA



Detail Photo #7 -- Lower Edge. Landscaping is too close to foundation grade. Assess and modify.



Detail Photo #8 -- Kickout flashing is present. Seal all kickouts.



Detail Photo #9 -- Kickout flashing is present. This was installed after original EIFS installation. Noticeable patch. Seal.



Detail Photo #10 -- Kickout flashing is present. Seal all kickouts.



Detail Photo #11 -- Porch Floor Termination.



Detail Photo #12 -- No sealants at window lower right. High moisture reading. Seal perimeters/construction.



265 Elm Street, Anywhere, USA



Detail Photo #13 -- Kickout flashing is present but there is a high moisture reading. Soft substrate noted. Consult a qualified waterproofing contractor to assess this location and modify as needed to prevent moisture intrusion. Seal all kickouts.



Summary Observations

Property Address: 265 Elm Street, Anywhere, USA...
01/27/02

- All windows, doors and penetrations through the EIFS should be professionally resealed around the perimeter using a quality sealant suggested by the manufacturer of your system.
- Seal all single hung window construction (miters and mullions) and door construction (miters) to prevent future moisture intrusion.
- Seal all exposed Soffit/Fascia and Brick/EIFS terminations to prevent future moisture intrusion.
- Seal all tops of flat accents to prevent future moisture intrusions.
- Kickout flashings are present but three kickout flashings are experiencing moisture intrusion below them. Modifications are needed on these kickout flashing areas to prevent moisture intrusion. Consult with a qualified waterproofing contractor to assess, modify and waterproof all kickout flashings as needed. Seal undersides and construction of all kickout flashings. Seal soffit/fascia areas around kickout flashing locations.
- Front entry is in contact with the concrete patio. Modifications are needed to prevent moisture intrusion and wicking. Consult with a qualified waterproofing contractor to assess terminations and either waterproof or modify (cut back) to prevent future moisture intrusion.
- There is an area in your EIFS system that is close to the landscaping. This area should be modified to prevent moisture intrusion and insect infestation. Consult with a qualified waterproofing stucco contractor to check all bottom terminations and modify as needed by either cutting back EIFS or modifying the ground to allow proper clearance. Refer to elevation photos for specific locations.
- There are areas on the bottom termination that have foam exposed. All bottoms should be sealed tightly to prevent moisture intrusion and insect infestation. Have a qualified EIFS contractor check all bottoms for exposed foam.
- Delamination of the EIFS is below dining room window. Consult with a qualified



waterproofing contractor to assess these areas and repair as needed to prevent future related problems.

- Ants were observed at below one window. Consult with a qualified insect specialist to investigate these areas further.
- The EIFS is in direct contact with roof shingles at all roof areas. Modifications are needed to prevent corrosion of roof flashing and moisture intrusion.
- All sprinkler heads should be directed away from the EIFS and windows to prevent moisture intrusion.
- There are several areas below windows, kickout flashing areas, knee wall and at a lower edge that are showing signs of high moisture. The substrate was soft upon probing several of these areas. Consult with a qualified waterproofing EIFS contractor to assess and investigate by core sampling all of these soft areas for possible moisture intrusion damage. Refer to elevation photos for specific locations of moisture readings and substrate integrity. (Firm, Soft or None)
- Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. All caulk joints should be thoroughly cleaned before caulking to ensure the effectiveness and adherence of the caulk.
- **It is suggested that a follow-up inspection be completed in 3 to 6 months after all repairs are completed to ensure that the moisture levels remain within an acceptable level and proper corrections have been made to prevent moisture intrusion and wood rot.**
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards. The suggestions for corrections to prevent moisture intrusion are given in accordance with the best judgment and experience that have been determined from previous inspections, repairs, and knowledge gained from our experience and other knowledgeable persons in the industry. No judgment is intended or given for any areas not reported on.
- Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report



are accurate indicators of the presence of retained moisture at the surface of the substrate in the area tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the substrate.

End of Summary Observations...265 Elm Street, Anywhere, USA.. 01/27/02