

B. C. I

Stucco Inspections



Report Prepared For:
John Doe
12345 My Street Dr.
Charlotte NC 28202



This is Not A Warranty, It is a moisture inspection which follows the protocol testing and reporting procedures required to apply for a MoistureFree Warranty. For more information about obtaining a MoistureFree Warranty on your residence, contact your home inspector or call 1-800-400-8679 Ext. 172 or visit www.moisturewarranty.com.

Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Owners	Sam A. Sample	Rust ID Number	1234-45566
Property Address	12345 Our Street	Claims Form ID	00007899
City, State, ZIP	MyTown, USA 32505	Request Date	April 15, 2003
Phone	(555) 555-5555	Type of Inspection	Settlement 1st Inspection
FAX		Inspector	Inspector Name
E-Mail		Inspection Company	Company Name
Age of Property	1994	Date of Inspection	April 22, 2003
Heated Sq Foot & Garage	4500	Temperature / Humidity	60
Stories	2	Weather	Sunny
System Manufacturer	Dryvit	Last Rain	Within past week
Type of Exterior Cladding	E.I.F.S.	Front Linear Feet	67
Drainable or Barrier	Barrier	Right Linear Feet	23
Mesh Color	Blue	Back Linear Feet	78
Type of Insulation (if any)	EPS (Expanded PolyStyrene)	Left Linear Feet	25
Base Coat Color	Gray	Total Perimeter (LF)	193

Window Data		
Type of Windows	Quantity	Comments
Double or single hung, wood window	24	Ganged windows are counted as multiple units.
Wood fixed	2	
Total Number of Window Units	26	



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Summary Check List

Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		Existing caulk appears to be the wrong type or incorrectly applied.
Caulking At Window Joints / Miters		X		Window construction, which includes all construction joints, miter joints and behind the sash tracks, needs to be caulked.
Caulking Around Door Frame		X		Exposed gaps or cracks around door trim need to be sealed.
Caulking At Door Joints / Miters		X		Caulk all door joints or miter joints, including thresholds.
Caulking Around Other Breaches		X		All utility breaches, including hose bibs, light fixtures and vents, need to be caulked or re-caulked.
Flat Accents Caulked or Angled		X		Flat accents and/or quoins (corner accents) need to be caulked.
Soffit, Frieze & Facia Boards Caulked		X		Exposed gaps where stucco meets another material need to be caulked.
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Several of the existing kickouts appear to be improperly installed. Refer to Chapter 4, Section 3 for correct installation detail.
Deck Flashings	X			Deck flashing appears to be properly installed within the system with adequate flashing.
Other Attachment Flashings			X	
Porches / Stoop Flashing	X			Covered front porch.
Chimney Cap	X			Chimney cap covers entire top of chimney.
Chimney Cricket	X			
Window Head Flashing		X		Window head flashing is not installed.
Door Head Flashing		X		Door head flashing is not installed, except for garage door.
Column Flashing			X	No columns.
Terminations	Yes	No	N/A	Comments
EIFS Is Terminated Above Grade	X			Except for small area to left of front entry and small area at garage in contact with concrete.
EIFS Is Sealed At Bottom	X			
EIFS Is Terminated At Porches	X			



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Summary Check List Cont.....

Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning		X		Gutter obstruction noted. Need to clear gutters of leaves and debris.
Down Spout Fasteners Sealed		X		Downspout attachment needs to be secured or repaired and all downspout anchors need to be caulked.
Cracks Or Impact Damage		X		
Delaminating At Foam / Substrate		X		
Exterior Evidence Of Pest Infestation		X		
Adequate Slope Of Grade Away	X			
Crawlspace Inspection Made	X			
Property Located Near Body of Water If Yes, Describe		X		Across street from lake cove.



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All caulking needed

Caulk or re-caulk any place below the soffit line where stucco meets another material. This may include utility penetrations, light fixtures, vents, downspout fasteners or other types of breaches to the stucco system. Chapter 2 and Chapter 4, Sections 2 & 8

Caulk or re-caulk all doors and windows. For single or double hung windows, seal the tracks on all vertical joints from the head of the window to the sill and along the bottom joint of the track to the sill and at least 6" up the vertical joints behind the track. For casement windows, caulk or re-caulk all exposed joints, including the miter joints of the window. Chapter 2 and Chapter 4, Sections 2 & 4

All flat accents and quoins need to be caulked. Chapter 2 and Chapter 4, Sections 2 & 8

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. Refer to Chapter 4, Section 2 for more information about sealants.

Elevated moisture

You have areas around windows and kickouts that are showing signs of elevated moisture. These areas should be modified according to the MoistureFree Repair Standards and Options (Chapter 4) to prevent moisture intrusion.

Soft substrate

You have areas where the substrate appeared to be soft when probed. These areas may need to be explored further to determine if any damage is present.

Wood rot

External wood rot noted at windows, doors or wood trim areas needs to be repaired.
Chapter 2

Kickouts improperly installed

Several of the kickouts appear to be installed improperly and/or failing. The kickout flashing should penetrate the stucco cladding to function properly. The remaining kickouts appear to be functioning properly. Chapter 2 and Chapter 4, Section 3

Need to clean gutters

Gutters and downspouts need to be cleared of any visible leaves and debris.

Redirect downspouts

Gutter downspout needs to be reattached to redirect water drainage away from the house. See report for location.

Conclusion

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



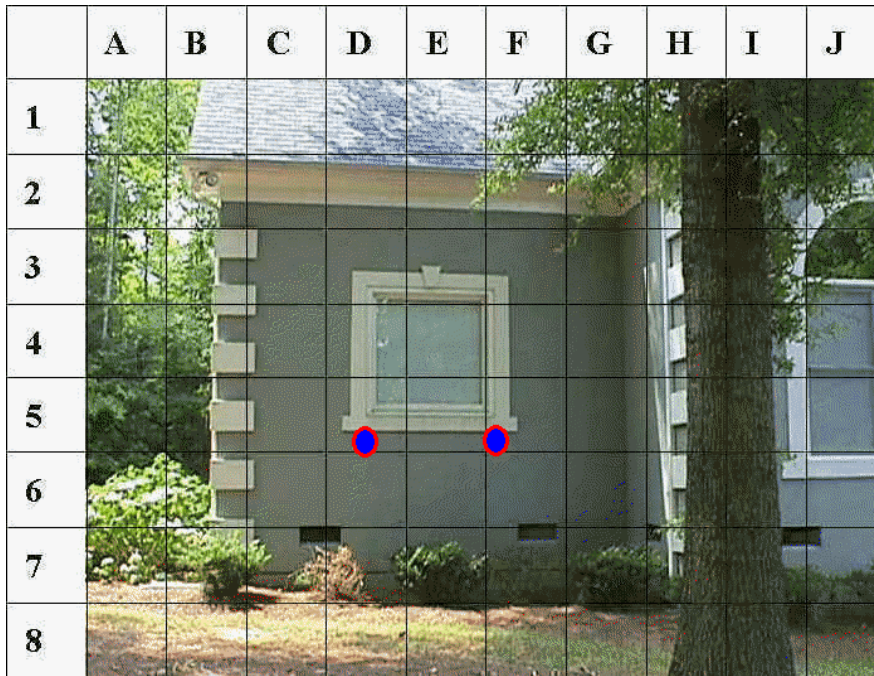
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can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing wood 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 or framing wood.

This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on.



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Flat accents/quoins need to be caulked



Typical exposed cracks at window

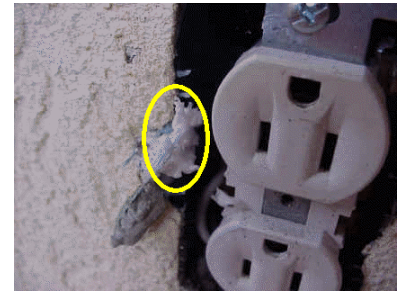
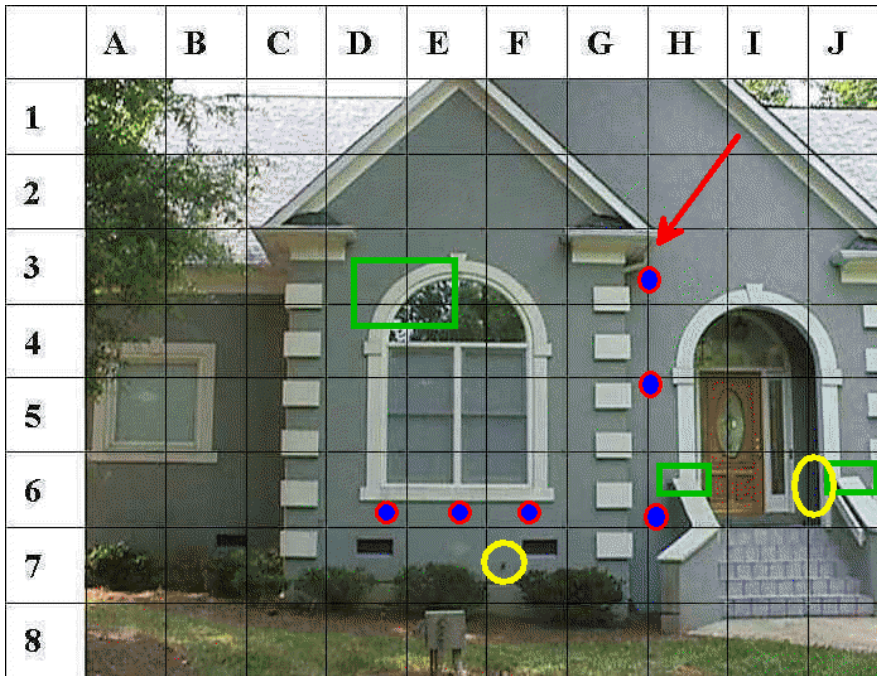


Termite band is installed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
D-5	Windows	11%	Firm	All window frames and construction (miter joints) need to be caulked.	2, 4.2, 4.4
F-5	Windows	13%	Firm	Area where moisture reading was obtained.	



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J-6: ID at outlet: blue mesh, EPS, gray base coat



Small area foam in ground contact



Hose bibb needs to be caulked

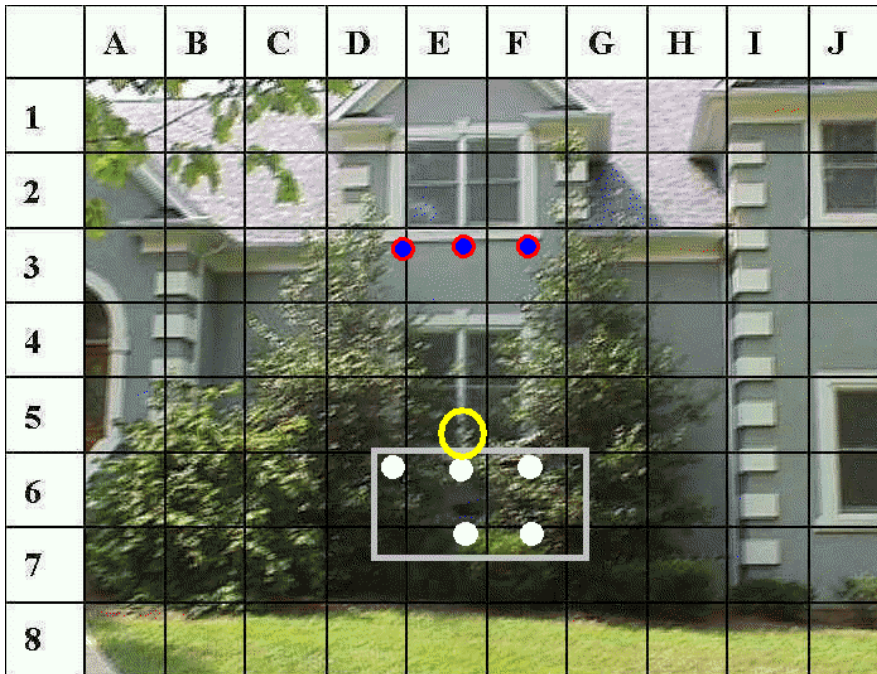


D-2: Kickout caulked to shingle

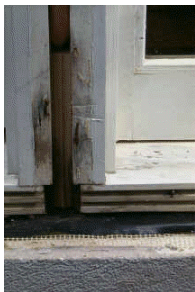


D-3: Need to caulk at half round window

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
D-6	Windows	14%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
E-6	Windows	12%	Firm	Area where moisture reading was obtained.	
F-6	Windows	11%	Firm	Area where moisture reading was obtained.	
G-3	Kickout	14%	Firm	Kickout appears to be installed improperly and needs to be reworked.	2, 4.3
G-5	Kickout	12%	Firm	Area where moisture reading was obtained.	
G-6	Kickout	12%	Firm	Area where moisture reading was obtained.	
H-6, J-6	Flat surface			Flat surface should be waterproofed. Joint at wall has been caulked.	
F-7	Utility			All utility breach locations need to be caulked.	4, 4.2, 4.8



F-6: Large cracks at window



Wood rot at mullion. Trim has been removed.



Miter joints not caulked

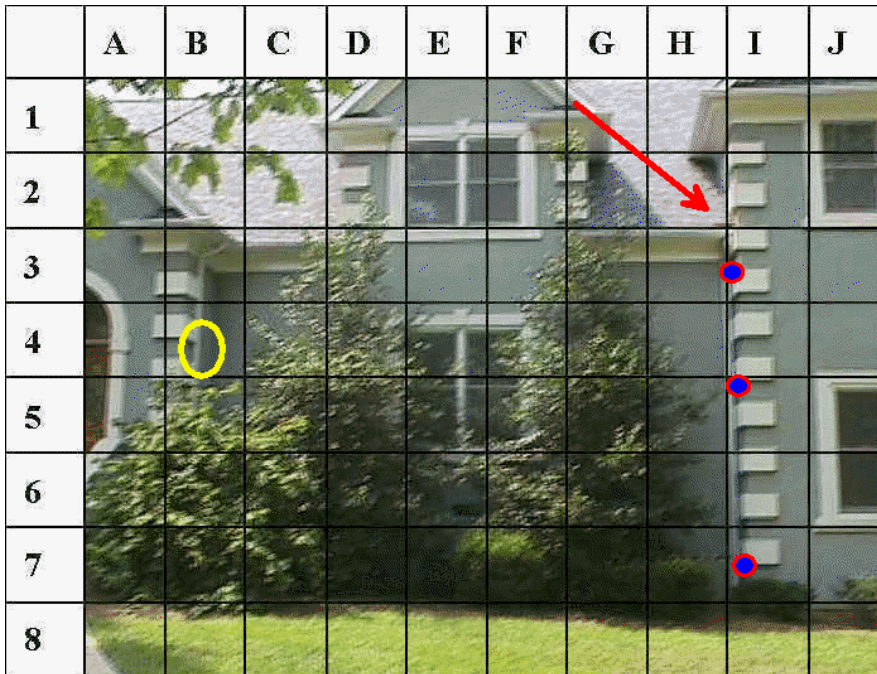


B-3: Clear leaves from gutter/roof

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
D-3	Windows	11%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
E-3	Windows	13%	Firm	Area where moisture reading was obtained.	
F-3	Windows	13%	Firm	Area where moisture reading was obtained.	
D-6	Windows	25%	Soft	Elevated moisture reading below window	2, 4.2, 4.4
E-6	Window/wood rot	99%	Soft	Elevated moisture reading below window mullion. Mullion is rotted.	■
E-7	Windows	24%	Firm	Elevated moisture reading at joist band. Probe felt firm.	
F-6	Windows	99%	Soft	Elevated moisture reading below window. Soft substrate noted.	
F-7	Windows	16%	Firm	Reading at joist band. Probe felt firm.	



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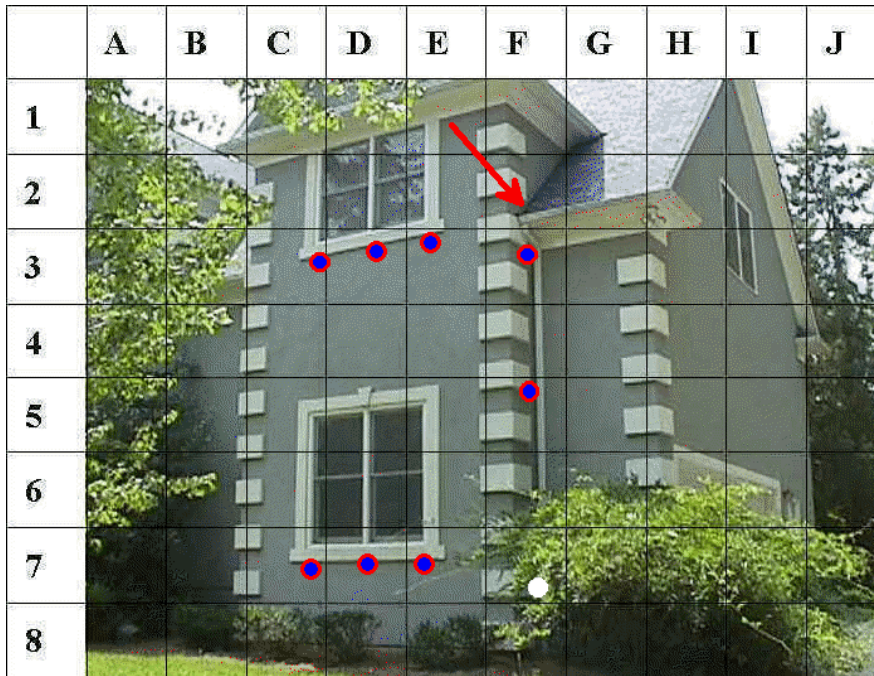


Downspout connection hole



Kickout improperly installed. Clear leaves from area.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
	Shrubbery			All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation.	
HI-3	Kickout	24%	Firm	Kickout appears to be installed improperly (see photo with kickout circled). There appears to be a diverter flashing (covered in leaves) installed above kickout.	2, 4.3
HI-5	Kickout	18%	Firm	Area where moisture reading was obtained.	
HI-7	Kickout	14%	Firm	Area where moisture reading was obtained.	
B-4	Downspout			Downspout fasteners need to be caulked.	



E-7: Window needs to be caulked

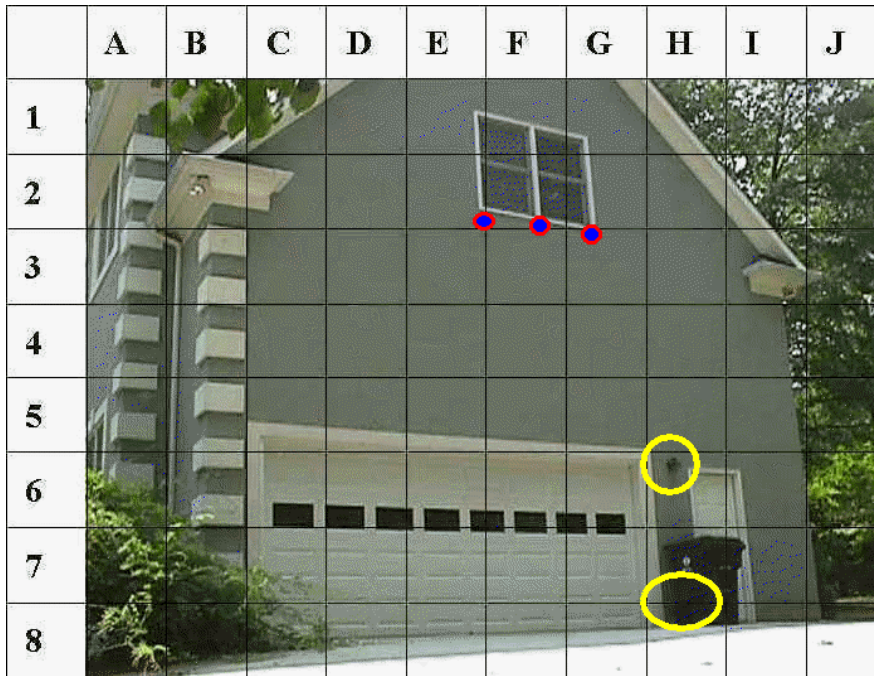


Kickout installed



Gutter below kickout

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
C,D,E-3	Windows	11%, 12%, 14%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
C,D,E-7	Windows	14%, 13%, 18%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
F-2	Kickout	15%	Firm	Kickout is installed and appears to be functioning properly.	2, 4.3
F-3	Kickout	13%	Firm	Area where moisture reading was obtained.	
F-7	Kickout	12%	Firm	Area where moisture reading was obtained.	



Light fixture needs caulk



Flashing at garage

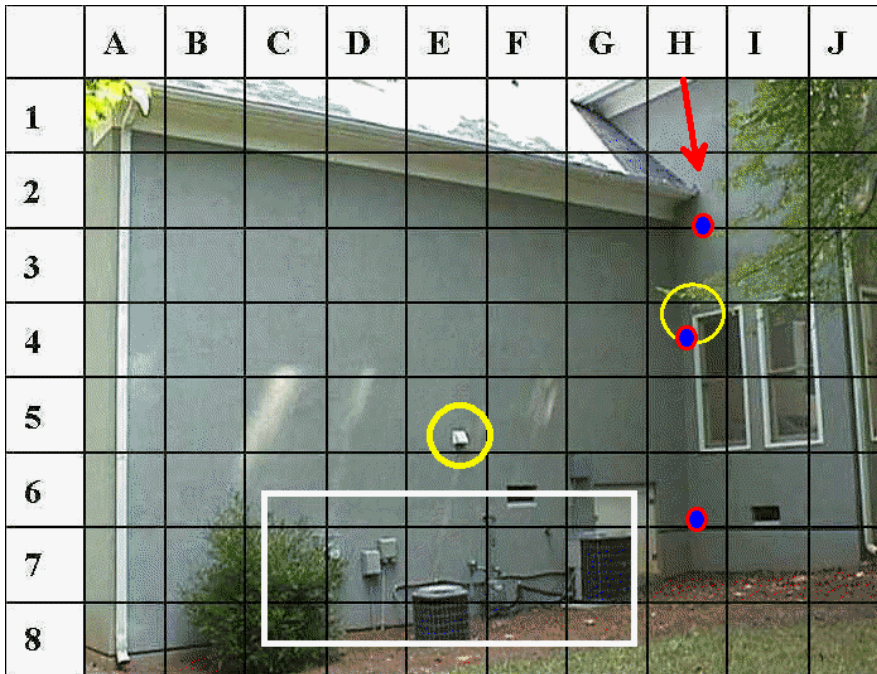


System in contact with concrete. No termite band.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
E-2	Windows	12%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
F-2	Windows	14%	Firm	Area where moisture reading was obtained.	
G-3	Windows	17%	Firm	Area where moisture reading was obtained.	



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Utility breaches need caulk



Vent needs to be caulked



Kickout installed



Wood rot to brick mold below kickout

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
C-G 7	Utility			All utility breach locations need to be caulked.	4, 4.2, 4.8
H-2	Kickout	18%	Firm	Kickout appears to be failing and needs to be modified or reworked. Elevated moisture found below kickout.	2, 4.3
H-4	Kickout/wood rot	27%	Soft	Elevated moisture reading/soft substrate. Wood rot at window brick mold.	
H-6	Kickout	16%	Firm	Area where moisture reading was obtained.	

	A	B	C	D	E	F	G	H	I	J
1										
2										
3										
4										
5										
6										
7	11%	13%	9%	11%	14%	13%	10%	14%		
8	All probes felt firm.									



Deck flashing installed

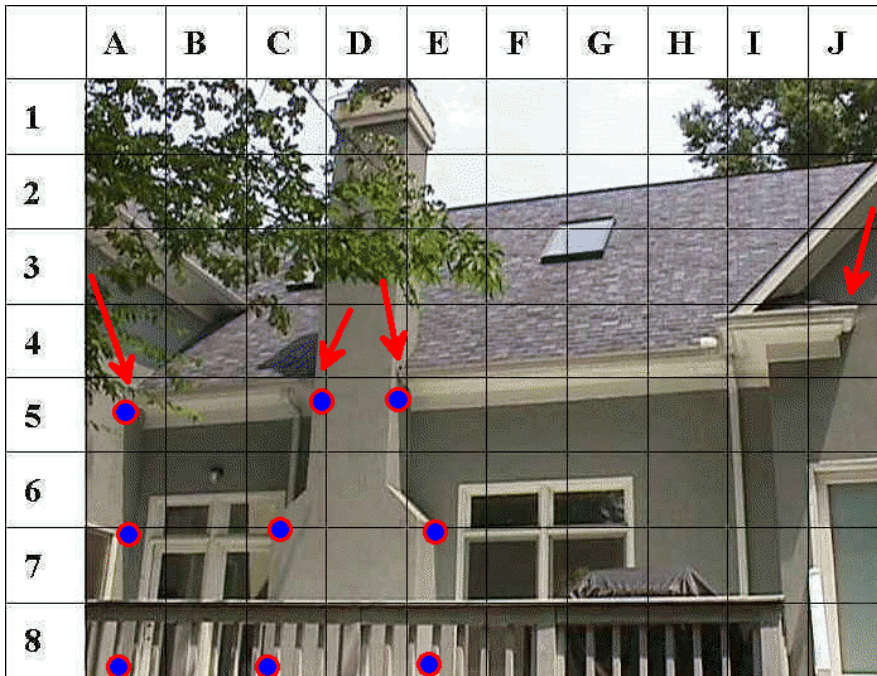


Deck flashing installed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
C-3	Windows	14%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
D-3	Windows	11%	Firm	Area where moisture reading was obtained.	
E-3	Windows	13%	Firm	Area where moisture reading was obtained.	
	Deck			Masonry below deck. Deck appears to be properly flashed within system.	



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Kickout on right side of chimney



Kickout installed at roof saddle:secondary location



A-5: Kickout installed. Need to clean gutter.



Chimney cap covers entire top of chimney

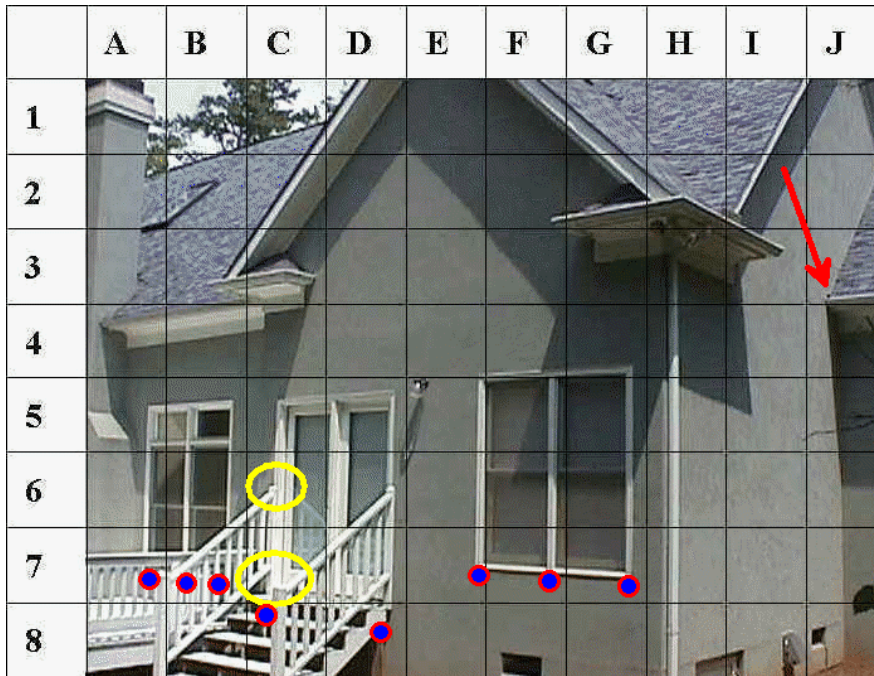


Caulk downspout attachments

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
A-5	Kickout	18%	Firm	Kickout is installed and appears to be functioning properly.	2, 4.3
A-7	Kickout	16%	Firm	Area where moisture reading was obtained.	
A-8	Kickout	12%	Firm	Area where moisture reading was obtained.	
C-5	Kickout	15%	Firm	Kickout is installed and appears to be functioning properly.	2, 4.3
C-7	Kickout	13%	Firm	Area where moisture reading was obtained.	
C-8	Kickout	13%	Firm	Area where moisture reading was obtained.	
D-5	Kickout	13%	Firm	Kickout is installed and appears to be functioning properly.	2, 4.3
E-7	Kickout	13%	Firm	Area where moisture reading was obtained.	
E-8	Kickout	12%	Firm	Area where moisture reading was obtained.	
J-4	Kickout			Kickouts installed at all roof saddles on this house. No moisture found.	2, 4.3



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Paint peeling at porch



Paint peeling. Seal joint at house.

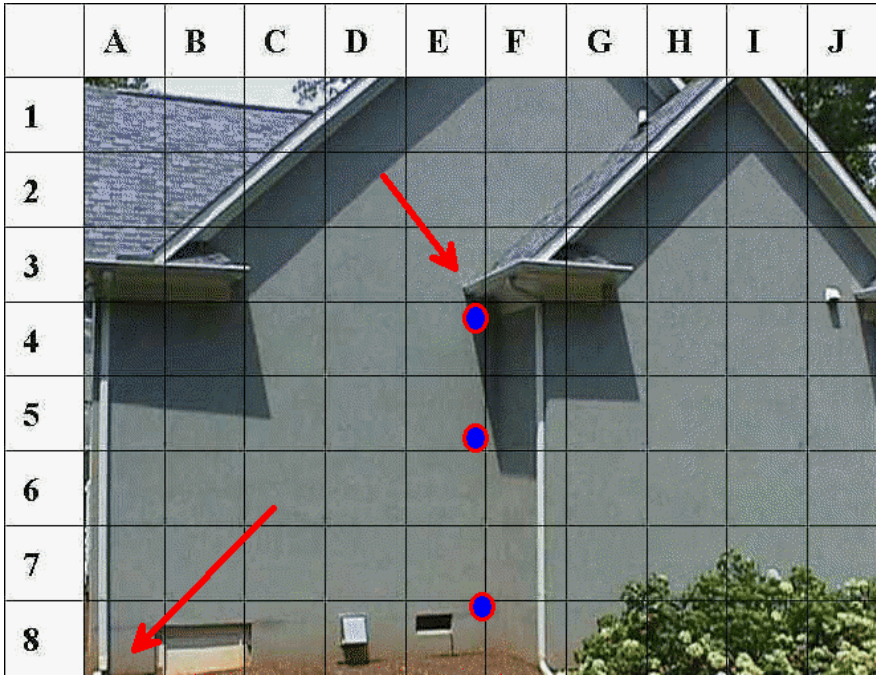


Need to door miter joint and threshold

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
A-7	Windows	17%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
B-7	Windows	16%	Firm	Area where moisture reading was obtained.	
C-7	Windows	13%	Firm	Area where moisture reading was obtained.	
D-8	Below porch	18% left, 16% right	Firm	Door construction and thresholds need to be caulked. Wood porch is showing signs of moisture with paint peeling. Porch is attached to exterior of system. Suggest sealing at attachment.	2, 4.2, 4.4
E-7	Windows	11%	Firm	All window frames and construction (tracks, joints) need to be caulked.	2, 4.2, 4.4
F-7	Windows	11%	Firm	Area where moisture reading was obtained.	
G-7	Windows	10%	Firm	Area where moisture reading was obtained.	
J-3	Kickout			Readings for this kickout shown on Page 15.	



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Exposed crack needs to be caulked



A-8: Repair downspout

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
A-8	Downspout			Downspout needs to be repaired to redirect drainage away from the house.	
E-4	Kickout	12%	Firm	Kickout is installed and appears to be functioning properly.	2, 4.3
E-5	Kickout	14%	Firm	Area where moisture reading was obtained.	
E-8	Kickout	12%	Firm	Area where moisture reading was obtained.	



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