972-572-4500 * 817-467-0213

www.a-action.com / office@a-action.com

CLADDING MOISTURE REPORT

INSPECTED FOR

Client Name Here
Address
City, TX 00000

Date Here

A-Action Realty Inspection Services, LLC
P.O. Box 151652
Arlington, TX 76015

Phone: 817-467-0213
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Cladding Inspection Report

Prepared For: Client Name Here

Subject Property : Address, City, TX 00000

Evaluator: Brian Murphy, Lic #3948 (Name of Inspector) Date Here (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

It is important that you carefully read ALL of this information. This report contains technical information, if you have questions or is unclear regarding the reported findings; please feel free to call our office for consultation. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, the inspector cannot be held liable for your understanding or misunderstanding of the reports content.

For edification purposes it should be understood that the primary objective of inspecting the exterior cladding of any existing structure is to determine whether or not it is performing adequately. Simply comparing the structures existing details to current published guidelines fails to accomplish this objective. An inspection should identify repairs that are necessary, effective and economical. Strict conformance to a manufacturer's published details does not answer the question: "Is a repair necessary, and will it be effective?"

Inspection reports that identify existing details and conditions as "defective" because they deviate from current published manufacturers' guidelines can mislead clients, home owners, buyers, real estate agents, or other parties into initiating unnecessary remedial work. This is especially true if there is positive evidence that the existing details are performing effectively. Simply put: “Is the exterior cladding performing adequately?” “Is the exterior cladding effectively keeping the moisture out of the wall cavity?”

It should be noted that this inspection is limited in scope “non-destructive” and is not intended to be a full comprehensive analysis of the cladding application and performance. This report scope is limited for an evaluation to determine if further in depth inspection and analysis “destructive inspections or testing” is warranted based upon this limited inspection. Please read the report in its entirety, this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages or deficiencies found. There will be some damage or deficiencies not represented with digital imaging.

As with all cladding systems, maintaining a proper surface seal is a critical function as a weather tight cladding. The condition of the surface and the termination details are vitally important to maintaining a moisture barrier against water and moisture intrusion into the cladding system. The cladding industry has published specifications that detail the application requirements to install the stucco system. The application information comes in the form of the International Building Code, Texas Lathing & Plastering Contractors Guide, the Exterior Design Institute (EDI) Typical Details and other industry guidelines. This information is the primary criteria regarding the application of the system.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building or purchasing a building, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that makes the repairs impossible or unpractical. Additional evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspection does NOT imply insurability or warrantability of the structure or its components. This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

TREC Notice: This report was prepared for our client named on the cover page of this report in accordance with the client's requirements. The report addresses the cladding system only and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission "TREC" promulgated report forms may contain additional information a buyer should consider in making a decision to purchase.

General Information

People Present	Seller Representative and Seller		
Weather Conditions:	Sunny	Temperature at time of inspection:	60 ° or Below
Humidity:	73% rh	Last Rain Fall:	Within 48 hours
Age of Property:	2001	Age of System:	2001
Name of Installer:	Unknown	Installers Phone #:	Unknown
Name of Builder:	Unknown	Builders Phone #:	Unknown
System Manufacturer:	Unknown	How Verified:	Unknown
Mesh Color:	Metal and White	Type of Mesh:	Fiberglass and Metal
Type of Windows:	Metal	Substrate Type:	Wood
Occupied:	Yes	Orientation of Structure: (For Purpose Of This Report Front Faces):	East
Stucco Locations:	☐ N/A ☑ Front ☑ Right Side ☑ Left Side ☑ Rear ☑ Chimney ☐ Other:		
Stone Locations	☑ N/A ☐ Front ☐ Right Side ☐ Left Side ☐ Rear ☐ Chimney ☐ Other:		

	Type of Cladding Present
☐	**EIFS/Synthetic Stucco:** Exterior Insulation and Finishing System (EIFS) sometimes referred to as Synthetic Stucco typically consists of five components: adhesive, insulation foam board, and a fiberglass mesh which is embedded with a base coat and / or decorative acrylic coat of 1/8 inch or less. This system typically does not have any house wrap or drainage system (Weep Screed) and the components are applied directly to wood or wood composition substrate.
☑	**Cement Base Stucco/Traditional Stucco:** This type of stucco is made from Portland cement and is applied either by hand or machine to the exterior wall surface in two or three coats. It may be applied directly to a solid base such as masonry or concrete walls, or it can be applied to a metal lath attached to frame construction, solid masonry, or concrete construction. Thickness of this system ranges from ½" to more than 1" and is very heavy and rigid.
☐	**Direct-Applied Exterior Finish Systems (DEFS) -** A multi-layered, non-bearing cladding that is typically identified by a thin lamina applied directly to sheathing such as cement board or gypsum substrate. DEFS incorporates a moisture barrier and drainage plane to allow incidental water to escape the wall system. (No Insulation Board)
☑	**Decorative Trim:** This is often referred to as EIFS but is only EPS type materials that are not installed as an EIFS system. The EPS decorative trim bands are applied directly to the top of a traditional stucco, hybrid stucco, brick or concrete as the substrate.
☐	**Hybrid System:** This type of cladding may incorporate all or some of the materials/components of both Traditional Hard Coat and EIF type materials but are applied in a fashion that do not meet the definitions of the other two types of stucco cladding. This type of cladding typically consists of insulation foam board, a polymer/cement base coat that is 3/8" to 5/8" in thickness, and a wire or fiberglass mesh applied over the substrate. These systems typically have a house wrap/moisture barrier and a drainage system.
☐	**Pre-Manufactured Stucco Type Panels:** There are pre-manufactured stucco type panels that are common in Tudor style homes. These panels are designed to look like traditional stucco and are generally single piece construction. These panels are often produced in 4' x 8' sheets and made of a composite material that can be painted to the desired color.
☐	**Dimension Stone Cladding:** Dimension stone can be defined as natural rock material quarried for the purpose of obtaining blocks or slabs that meet specifications as to size (width, length, and thickness) and shape for use in building construction and exterior cladding.
☐	**Adhered Stone Veneer (ASV):** Lightweight, architectural, non load-bearing product that is manufactured by wet cast blending cementitious materials and aggregates, with or without pigments, admixtures, or other materials to simulate the appearance of natural stone and other masonry materials.

Verification Methods		
Sounding / Tapping:	☐ Hollow	☐ Solid
Removed Trim/Outlets/ Fixtures, etc.	☐ Door	☐ Window
	☑ Outlet(s)	☑ Light Fixture
	☐ Other:	
Thickness of base & finish combined:	5/8"	
EIFS Insulation board "EPS" thickness:	N/A	

General Observations

Red Indicates Non-Compliance **U/D** = Unable to Determine **N/A** = Not Applicable

		Yes	No	U/D	N/A
1.	Are all terminations property back wrapped?	☐	☐	☐	☑
2.	Does the cladding system terminate above grade?	☐	☑	☐	☐
3.	Does the cladding system terminate 2-inches above roofing?	☑	☐	☐	☐
4.	Are there any areas with cracking or surface damage?	☑	☐	☐	☐
5.	Are sealant joints present at windows and doors?	☑	☐	☐	☐
6.	Are sealant joints present at all intersections of the cladding system and dissimilar materials other than windows and doors?	☐	☑	☐	☐
7.	Are there areas that the sealant is failing and needs repaired/replaced?	☑	☐	☐	☐
8.	Are there diverter (kickout) flashing details installed in required locations?	☑	☐	☐	☐
9.	Are window and door flashing details installed properly?	☐	☑	☐	☐
10.	Are downspouts installed properly?	☑	☐	☐	☐
11.	Are chimney flashing details installed properly?	☐	☑	☐	☐
12.	Are all exterior fixtures installed properly?	☑	☐	☐	☐
13.	Are all utility penetrations properly sealed?	☐	☑	☐	☐
14.	Are all decks installed properly?	☐	☑	☐	☐
15.	Are all deck flashing details installed properly?	☐	☑	☐	☐
16.	Are all trim elements properly sloped?	☐	☑	☐	☐
17.	Where there elevated moisture readings observed?	☐	☑	☐	☐
18.	Are horizontal cross grain movement joints present?	☑	☐	☐	☐
19.	Are there any areas with impact or mechanical damage?	☐	☑	☐	☐
20.	Are the sprinkler heads installed at least 12-inches from the exterior walls?	☐	☑	☐	☐
21.	Is the vegetation and foliage trimmed at least 18-inches from the exterior walls?	☐	☑	☐	☐

I. REPAIR RECOMMENDATIONS

FRONT OF STRUCTURE

Observations and Comments:

- There is foliage in contact with the exterior stucco finishes. It is recommended to trim the foliage at least 18-inches off the exterior walls.
- All sprinkler heads within 12-inched of the exterior walls should be relocated a minimum of 12-inches away from the walls and directed so that water does not spray directly onto the walls.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.
- There is failing and/or missing sealant at and around the window openings. It is recommended to remove and replace all old and failing sealant around the windows to help prevent water intrusion at these locations. It is recommended to use an industry approved low-modulus elastomeric sealant.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

Balcony Over Front Door

- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
- This condition has allowed water intrusion within the wall cavity and water damage / deterioration to the substrate. The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- There is visible damage to the stucco finish and it has compromised the stucco. Removal is needed at this time.
- The balcony floor pan is not water tight or otherwise compromised. There is visible evidence of moisture leaking through the pan and behind the stucco system. This has caused larger than typical cracking of the stucco finishes. The leak source generator needs to be located and repairs made to prevent further moisture intrusion and damage to the stucco system. The stucco finishes need to be repaired after the leak source generator has been repaired.
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.

Balcony Over Master Bedroom Closet

- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
- This condition has allowed water intrusion within the wall cavity and water damage / deterioration to the substrate. The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- There is visible damage to the stucco finish and it has compromised the stucco. Removal is needed at this time.
- The balcony floor pan is not water tight or otherwise compromised. There is visible evidence of moisture leaking through the pan and behind the stucco system. This has caused larger than typical cracking of the stucco finishes. The leak source generator needs to be located and repairs made to prevent further moisture intrusion and damage to the stucco system. The stucco finishes need to be repaired after the leak source generator has been repaired.
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.
- Visible evidence of water intrusion and damage was observed at and/or around the window(s) in the master bathroom closet

- The balcony door threshold is not properly sealed and is allowing water to the interior of the structure.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the balcony doors.
- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water

intrusion at these locations.
- There is not visible weep screed at the lower edge of the upper wall termination that projects over the lower wall. Under current manufacturer installation standards, there should be weep screed at the bottom termination of a stucco wall system to allow moisture to escape from the wall system. Repairs are recommended to help prevent damaged in these areas.

Balcony Over Dining Area
- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
- This condition has allowed water intrusion within the wall cavity and water damage / deterioration to the substrate. The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- There is visible damage to the stucco finish and it has compromised the stucco. Removal is needed at this time.
- The balcony floor pan is not water tight or otherwise compromised. There is visible evidence of moisture leaking through the pan and behind the stucco system. This has caused larger than typical cracking of the stucco finishes. The leak source generator needs to be located and repairs made to prevent further moisture intrusion and damage to the stucco system. The stucco finishes need to be repaired after the leak source generator has been repaired.
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.
- Visible evidence of water intrusion and damage was observed at and/or around the window(s) in the dining area.
- The balcony door threshold is not properly sealed and is allowing water to the interior of the structure.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the balcony doors.
- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water intrusion at these locations.
- There is not visible weep screed at the lower edge of the upper wall termination that projects over the lower wall. Under current manufacturer installation standards, there should be weep screed at the bottom termination of a stucco wall system to allow moisture to escape from the wall system. Repairs are recommended to help prevent damaged in these areas.

RIGHT SIDE OF STRUCTURE

Observations and Comments:
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

Workout Room Window
- There are larger than typical cracks observed in the stucco finishe under the workout room window. The cause of the cracking needs to be further evaluated and repairs by a qualified stucco specialist.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.

Laundry Area Window
- There is missing kickout flashing details at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points. It is recommended to have kickout flashing details installed to help prevent future water intrusion at this locations.
- The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- The window sill(s) have some deteriorated and/or damaged to the laundry room.

LEFT SIDE OF STRUCTURE

Observations and Comments:

- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

BACK SIDE OF STRUCTURE

Observations and Comments:

- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.
- The stucco has poor clearance from the finished grade / earth. Under current installation standards, there should be at least 4- to 6-inches of clearance between the finished grade / earth and the stucco material. These condition can cause moisture damage to the stucco finishes and hold moisture within the wall cavities. It is recommended to lower the soil line below the stucco finishes.
- The termination track at the base of the stucco wall is rusted / damaged. This condition needs to be further evaluated and corrected as necessary.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the garage doors.
- There is failing and/or missing sealant at and around the window openings. It is recommended to remove and replace all old and failing sealant around the windows to help prevent water intrusion at these locations. It is recommended to use an industry approved low-modulus elastomeric sealant.

Breakfast Area Windows / Back Door

- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water intrusion at these locations. The lack of this flashing detail has allowed water into the wall cavity and leak to the interior of the structure.
- There is no visible through wall flashing (head flashing) above the windows. Under current stucco installation standards, there should be through wall flashing continuously above all windows to help prevent water intrusion at these locations.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the breakfast area. This caused by the lack of through wall head flashing over the exterior openings of the walls
- Elevated moisture levels were detected at and around the window opening in the breakfast area.
- The baseboards were observed to be water stained and/or damaged in the breakfast area by the back door. All water damaged baseboards should should be replaced.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.
- The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.

Living Area Windows

- Visible evidence of water intrusion was observed at and/or around the window(s) in the living room.
- There is no visible through wall flashing (head flashing) above the windows. Under current stucco installation standards, there should be through wall flashing continuously above all windows to help prevent water intrusion at these locations.
- There is visible evidence of water intrusion through the stucco cladding system on the back side of the structure at and around the living area windows. This condition has caused some visible damage to the stucco cladding.
- There are larger than typical cracks observed in the stucco finishes. The cause of the cracking needs to be further evaluated and repairs by a qualified stucco specialist. Further moisture testing recommended.

Roof Level Chimney

- The ceiling was observed to have water damage in the garage. The roof level chimney flashing details need to be

further evaluated.

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 cladding system remains dry. This way any sealant failures, cracks in the cladding system, 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.

II. OBSERVATIONS AND COMMENTS

Front Side of Structure

Observations and Comments:

- There is foliage in contact with the exterior stucco finishes. It is recommended to trim the foliage at least 18-inches off the exterior walls.
- All sprinkler heads within 12-inched of the exterior walls should be relocated a minimum of 12-inches away from the walls and directed so that water does not spray directly onto the walls.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.
- There is failing and/or missing sealant at and around the window openings. It is recommended to remove and replace all old and failing sealant around the windows to help prevent water intrusion at these locations. It is recommended to use an industry approved low-modulus elastomeric sealant.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

- The stucco has poor clearance from the concrete flatwork. Under current installation standards, there should be at least 1.5- to 2-inches of clearance between the concrete flatwork and the stucco material. There are no visible defects related to this application at this time and no remedial repairs are recommended.

Balcony Over Front Door

- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
- This condition has allowed water intrusion within the wall cavity and water damage / deterioration to the substrate. The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- There is visible damage to the stucco finish and it has compromised the stucco. Removal is needed at this time.
- The balcony floor pan is not water tight or otherwise compromised. There is visible evidence of moisture leaking through the pan and behind the stucco system. This has caused larger than typical cracking of the stucco finishes. The leak source generator needs to be located and repairs made to prevent further moisture intrusion and damage to the stucco system. The stucco finishes need to be repaired after the leak source generator has been repaired.
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.

Balcony Over Master Bedroom Closet

- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
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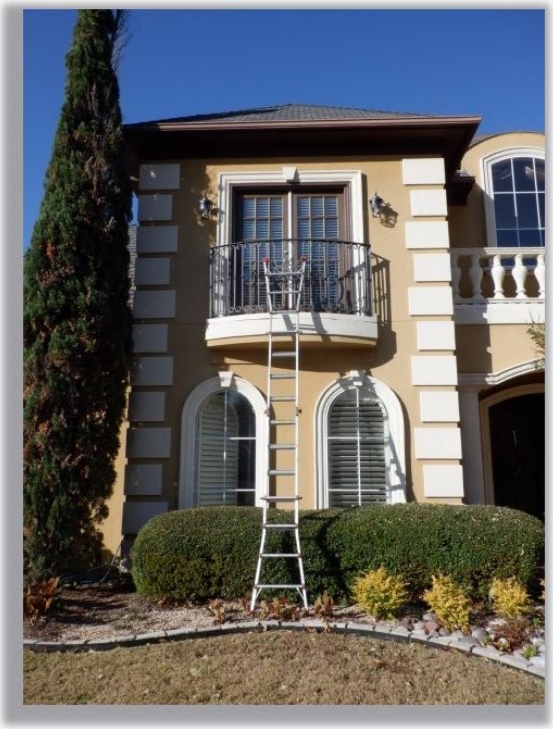
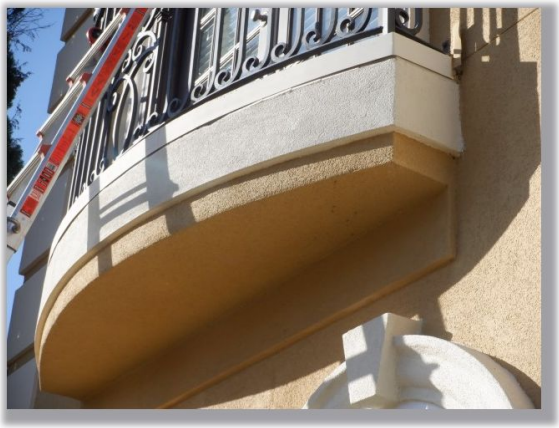
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.
- Visible evidence of water intrusion and damage was observed at and/or around the window(s) in the master bathroom closet.
- The balcony door threshold is not properly sealed and is allowing water to the interior of the structure.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the balcony doors.
- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water intrusion at these locations.
- There is not visible weep screed at the lower edge of the upper wall termination that projects over the lower wall. Under current manufacturer installation standards, there should be weep screed at the bottom termination of a stucco wall system to allow moisture to escape from the wall system. Repairs are recommended to help prevent damaged in these areas.



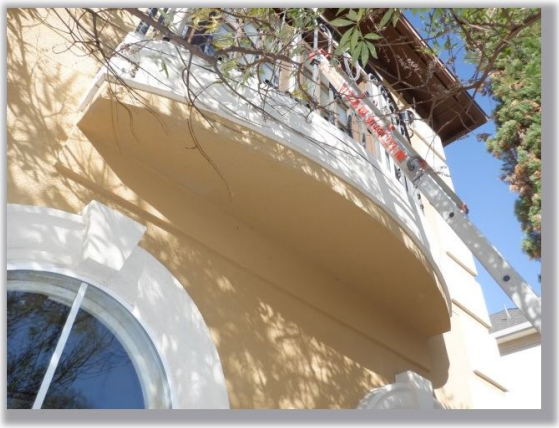


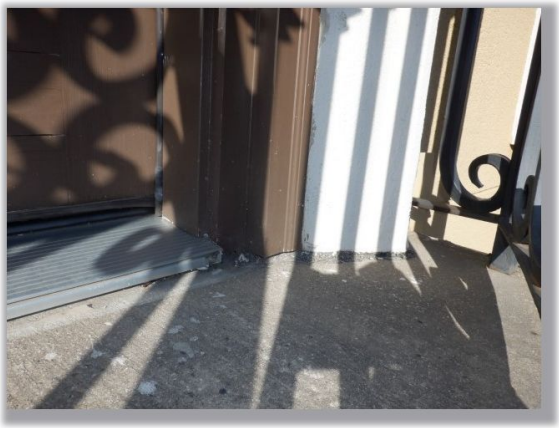




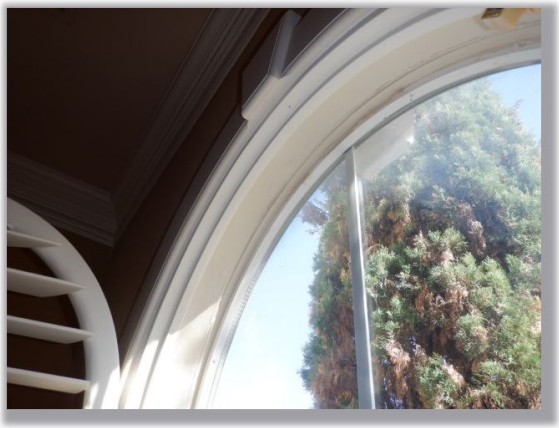

Balcony Over Dining Area

- There is no visible end dam at the balcony interface with the stucco system. It is recommended to install end dams at this locations to help prevent water intrusion within the wall system.
- This condition has allowed water intrusion within the wall cavity and water damage / deterioration to the substrate. The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- There is visible damage to the stucco finish and it has compromised the stucco. Removal is needed at this time.
- The balcony floor pan is not water tight or otherwise compromised. There is visible evidence of moisture leaking through the pan and behind the stucco system. This has caused larger than typical cracking of the stucco finishes. The leak source generator needs to be located and repairs made to prevent further moisture intrusion and damage to the stucco system. The stucco finishes need to be repaired after the leak source generator has been repaired.
- The stucco finish was observed to be releasing from the EPS panels in various locations. This condition needs to be further evaluated by a qualified stucco repair specialist. Remedial repairs will be needed.
- Visible evidence of water intrusion and damage was observed at and/or around the window(s) in the dining area.
- The balcony door threshold is not properly sealed and is allowing water to the interior of the structure.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the balcony doors.
- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water intrusion at these locations.
- There is not visible weep screed at the lower edge of the upper wall termination that projects over the lower wall. Under current manufacturer installation standards, there should be weep screed at the bottom termination of a stucco wall system to allow moisture to escape from the wall system. Repairs are recommended to help prevent damaged in these areas.










Right Side of Structure

Observations and Comments:

- The EPS decorative bands do not have a proper 6/12 slope away from the structures walls. Under current installation standards the EPS bands should have a 6/12 slope so water does not stand on top of the bands. There are no visible defects related to this application at this time and no remedial repairs are recommended.
- All sprinkler heads within 12-inched of the exterior walls should be relocated a minimum of 12-inches away from the walls and directed so that water does not spray directly onto the walls.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

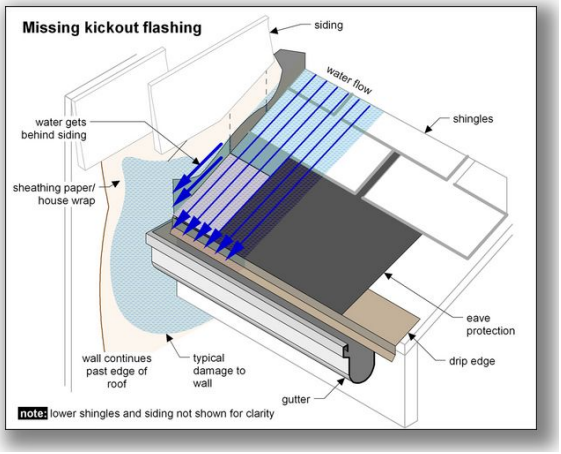

Workout Room Window

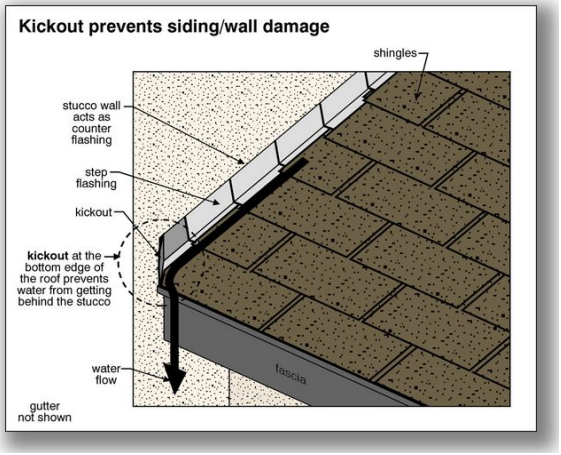
- There are larger than typical cracks observed in the stucco finishe under the workout room window. The cause of the cracking needs to be further evaluated and repairs by a qualified stucco specialist.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.




Laundry Area Window

- There is missing kickout flashing details at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points. It is recommended to have kickout flashing details installed to help prevent future water intrusion at this locations.
- The EPS decorative bands do not have a proper 6/12 slope away from the structures walls. Under current installation standards the EPS bands should have a 6/12 slope so water does not stand on top of the bands. There are no visible defects related to this application at this time and no remedial repairs are recommended.
- The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.
- The window sill(s) have some deteriorated and/or damaged to the laundry room.





- Some minor cracking of the stucco finish was observed in one or more locations at the time of this inspection. The cracks observed were less than 1/16-inch and are consistent to be within accepted industry standards and no remedial repairs are recommended.

Left Side of Structure

Observations and Comments:

- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.

Back Side of Structure

Observations and Comments:

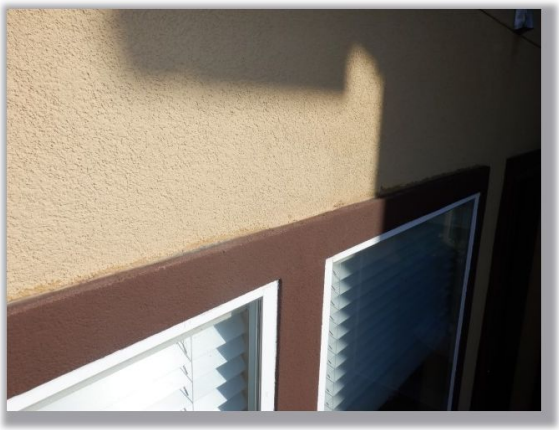
- The EPS decorative bands do not have a proper 6/12 slope away from the structures walls. Under current installation standards the EPS bands should have a 6/12 slope so water does not stand on top of the bands. There are no visible defects related to this application at this time and no remedial repairs are recommended.
- All sprinkler heads within 12-inched of the exterior walls should be relocated a minimum of 12-inches away from the walls and directed so that water does not spray directly onto the walls.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.
- The stucco has poor clearance from the finished grade / earth. Under current installation standards, there should be at least 4- to 6-inches of clearance between the finished grade / earth and the stucco material. These condition can cause moisture damage to the stucco finishes and hold moisture within the wall cavities. It is recommended to lower the soil line below the stucco finishes.
- The stucco has poor clearance from the concrete flatwork. Under current installation standards, there should be at least 1.5- to 2-inches of clearance between the concrete flatwork and the stucco material. There are no visible defects related to this application at this time and no remedial repairs are recommended.
- The termination track at the base of the stucco wall is rusted / damaged. This condition needs to be further evaluated and corrected as necessary.
- The EPS band(s) were observed to be damaged and repairs are recommended on both sides of the garage doors.
- There is failing and/or missing sealant at and around the window openings. It is recommended to remove and replace all old and failing sealant around the windows to help prevent water intrusion at these locations. It is recommended to use an industry approved low-modulus elastomeric sealant.






Breakfast Area Windows / Back Door

- There is no visible through wall flashing (head flashing) above the door openings. Under current stucco installation standards, there should be through wall flashing continuously above all doors to help prevent water intrusion at these locations. The lack of this flashing detail has allowed water into the wall cavity and leak to the interior of the structure.
- There is no visible through wall flashing (head flashing) above the windows. Under current stucco installation standards, there should be through wall flashing continuously above all windows to help prevent water intrusion at these locations.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the breakfast area. This caused by the lack of through wall head flashing over the exterior openings of the walls.
- Elevated moisture levels were detected at and around the window opening in the breakfast area.
- The baseboards were observed to be water stained and/or damaged in the breakfast area by the back door. All water damaged baseboards should should be replaced.
- The stucco finish coat or sealant was observed to be installed over the window weepholes / tracks. It is recommended to clear all of the window weepholes / tracks to help prevent further water intrusion within the wall cavity.
- The substrate (sheathing) behind the stucco finishes appear to be compromised. The stucco is bulging and very spongy to the touch. This condition needs to be further evaluated and repaired as necessary. It is my professional opinion that the stucco in the affected areas will need to be removed, the substrate replaced and the stucco finishes replaced.

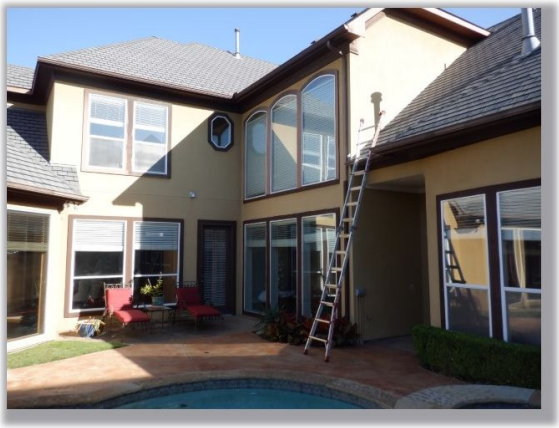






Living Area Windows

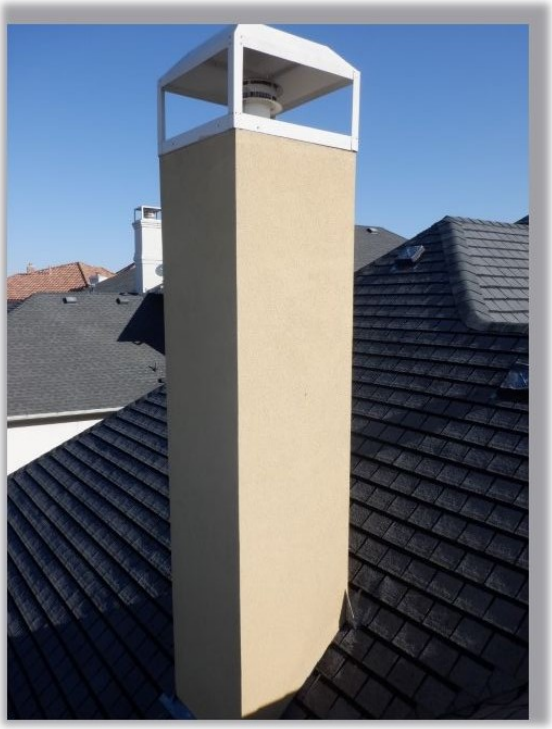
- Visible evidence of water intrusion was observed at and/or around the window(s) in the living room.
- There is no visible through wall flashing (head flashing) above the windows. Under current stucco installation standards, there should be through wall flashing continuously above all windows to help prevent water intrusion at these locations.
- There is visible evidence of water intrusion through the stucco cladding system on the back side of the structure at and around the living area windows. This condition has caused some visible damage to the stucco cladding. This condition should be further evaluated and corrected as necessary.
- There are larger than typical cracks observed in the stucco finishes. The cause of the cracking needs to be further evaluated and repairs by a qualified stucco specialist. Further moisture testing recommended.

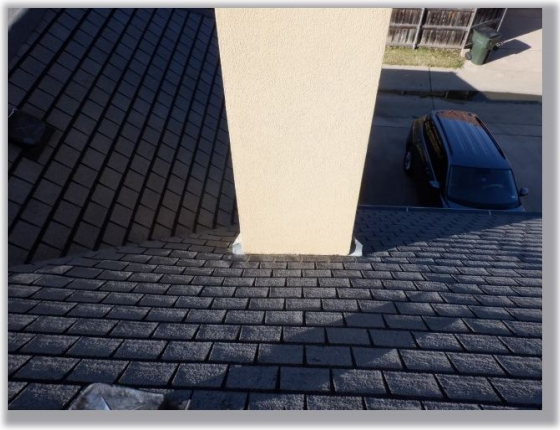




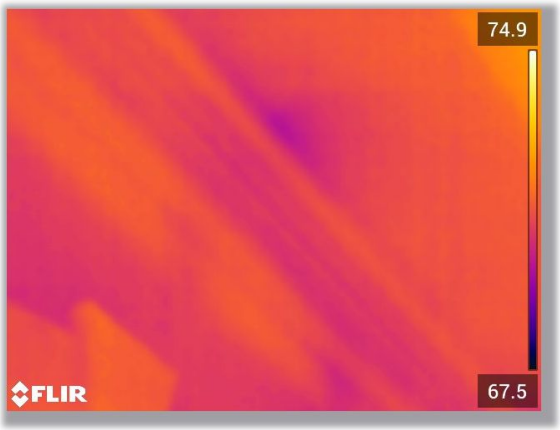
Roof Level Chimney

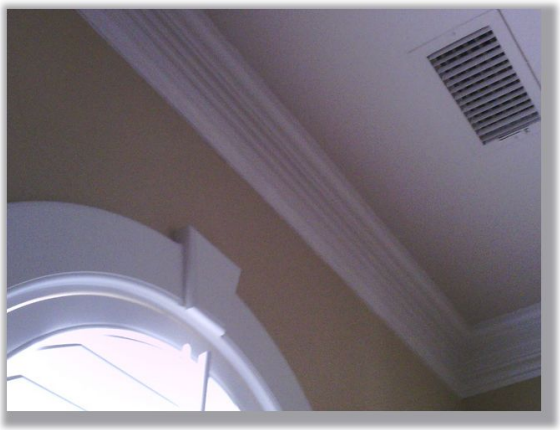
- The ceiling was observed to have water damage in the garage. The roof level chimney flashing details need to be further evaluated.

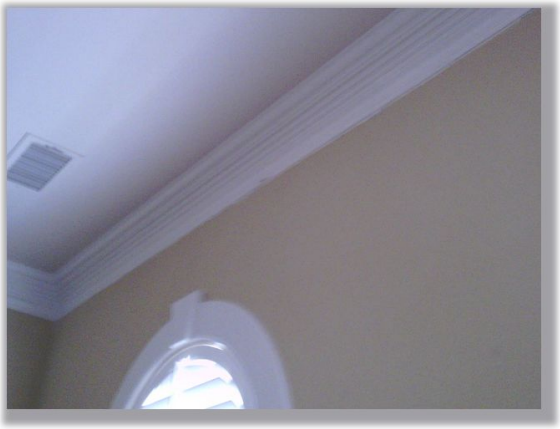


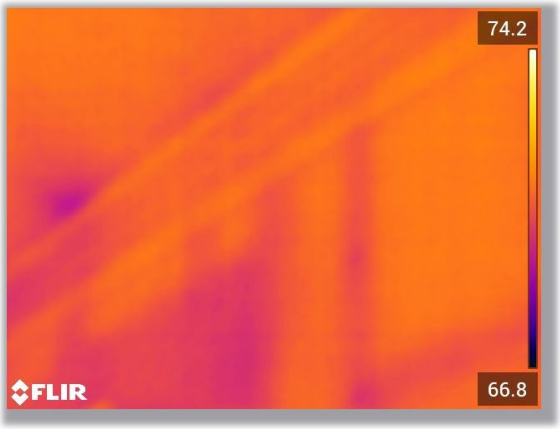


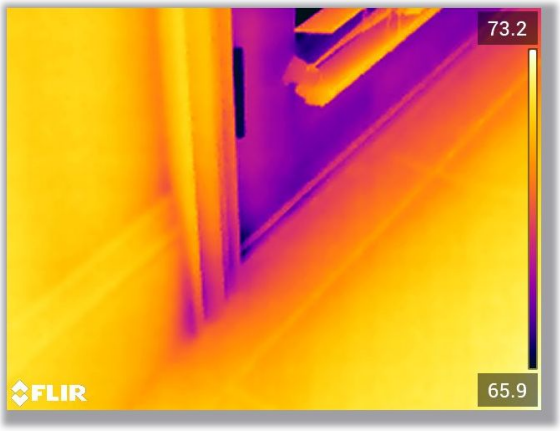
III. PHOTO SUMMARY

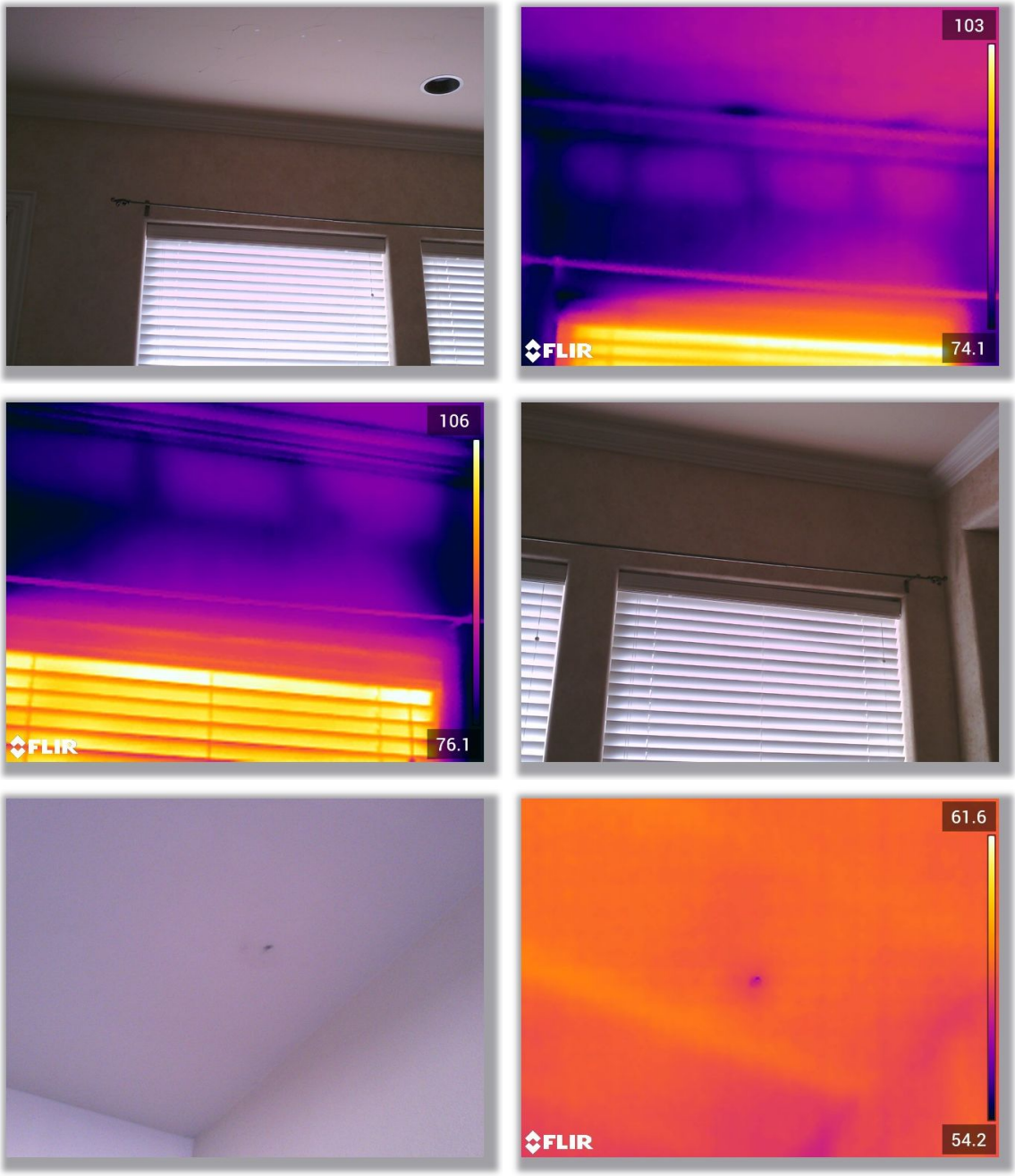


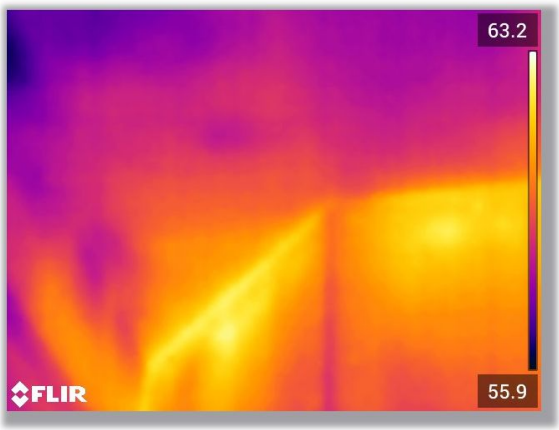


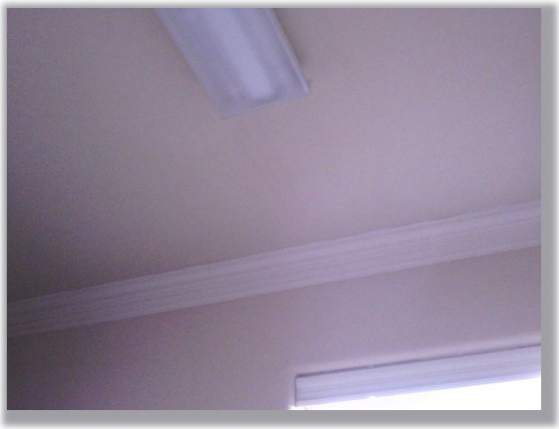


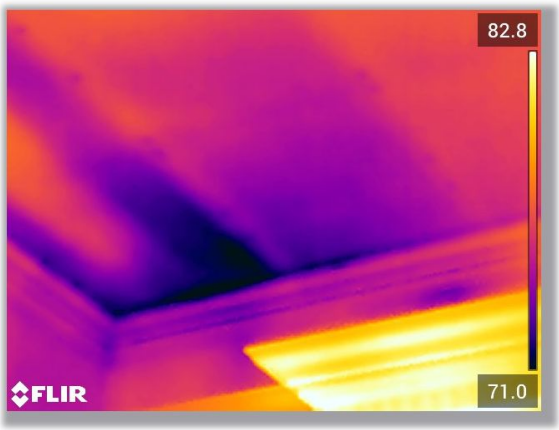












IV. CLADDING MAINTENANCE INFORMATION

The beautiful architectural designs made possible by synthetic cladding systems make these homes very desirable and marketable. It is critical, however, to carefully maintain these systems to prevent water intrusion and deterioration. With the proper care and maintenance, your cladding system should give you many years of beauty and function. It is very important that the five following steps be followed to protect your investment.

(1) Semi-annually (at least annually) inspect all sealant around windows, doors, penetrations through the cladding, cladding transitions (such as cladding to brick, cladding to stone), and cladding terminations (at roof, at grade, at patios or walkways). Arrange for prompt repair of any areas of caulk that is split, cracking, crazing or is losing adhesion. Also, promptly repair any cracks in the cladding.

(2) Any leaks, cracks, areas of discoloration, mold or mildew should be promptly investigated by a certified EIFS inspector. Repairs should be proper and prompt.

(3) Anytime you make a penetration though the cladding such as to mount a satellite dish, add shutters, new wiring, cables, plumbing, security systems, etc., the perimeters must be sealed with a quality sealant approved for EIFS.

(4) Modifications, additions or renovations (including roof replacement) to the structure of any kind should be inspected by a qualified EIFS inspector to ensure waterproofing of critical details is properly performed.

(5) Periodic cleaning of the cladding is necessary to maintain its appearance and prevent permanent staining. Pressure cleaning equipment must be calibrated to the cladding manufacturer's recommended pressure level (low) to prevent damage to your cladding. Select a firm with experience in cleaning these EIFS systems.

V. GLOSSARY OF TERM & DEFINITIONS

Accessory - Any component installed in conjunction with an cladding system manufactured by that other than the systems manufacturer other than specific system components such as Portland cement and fiberglass reinforcing mesh. (i.e. starter tract, control joints, mechanical fasteners)

Aesthetic Joint/Reveal - An aesthetic joint/reveal is a shaped groove cut into the insulation board prior to the installation of base coat and mesh. It serves as a design feature as well as providing a natural stopping point during the installation of the finish material. At no time can any portion of an aesthetic joint/ reveal be a flat horizontal surface.

Adhesive - Cementitious and Non-cementitious adhesives. Cementitious, either premixed dry base or polymer based adhesive that is to be mixed with cement. Typically used for the attachment of EPS to gypsum, cement board or unpainted masonry substrates. Non-cementitious adhesive is a one part incombustible adhesive typically used for the attachment of EPS to wood substrates.

AMSV - Adhered Manufactured Stone Veneer

Backer Rod - Closed cell, flexible, polyethylene foam rod. It is sized for specific joint widths and is inserted into a joint cavity to a specific depth from the face of the joint. The rod limits the depth of the sealant joint, helps produce an hourglass sealant shape that helps to distribute stresses in the sealant, and prevent three-sided adhesion of the sealant.

Backup – The interior or exterior assembly to which AMSV systems are installed.

Base Coat Adhesive - Cementitious and Non-cementitious base coats applied to the face of the insulation board and which the reinforcing mesh is imbedded.

Bond Breaker - Normally in tape form. Used to ensure adhesion on both sides of the joint in joints of limited depth and where a backer rod or other joint filler is not practical.

Brown Coat - The second coat of Portland cement plaster installed in a conventional hard coat stucco system. This coat if for leveling the wall surface in preparation for the installation of the finish material.

Casing Bead - Used as a stucco stop and exposed to eliminate the need for wood trim around window and door openings; also recommended at junction or intersection of plaster an other wall or ceiling finishes, and as a screed.

Cladding System - All components of the exterior of a building including but not limited to cladding material, windows, roof, flashings and sealants.

Class PB EIFS - A polymer based system applied over expanded polystyrene (EPS) board attached to the substrate with adhesive and/ or mechanical fasteners. Base coat thickness will vary depending on weight of fiberglass reinforcing mesh and number of mesh layers covering the entire surface. Primer may be installed over cured base coat, but is optional or by system specification. Textured or non-textured finish coat is applied to primed or non-primed base coat.

Class PI EIFS - A polymer based system applied over polyisocyanurate (PI) board attached over open (steel stud) framing or a solid substrate. Base coat thickness will vary depending on weight of fiberglass reinforcing mesh and number of mesh layers covering the entire surface. Primer may be installed over cured base coat, but is optional or by system specification. Textured or non-textured finish coat is applied to primed or non-primed base coat.

Class PM EIFS - A polymer modified, mechanically fastened EIFS. Insulation board and fiberglass reinforcing mesh are both mechanically attached to the framing and/ or substrate. Typically PM systems call for vinyl or zinc coated trim accessories. Base coat material ranges in thickness from ¼ to 3/8 inches. The base coat can be coated with a primer, depending on specifications. Finish material is applied over the primed or unprimed base coat.

CMU – Concrete masonry unit.

Coating – A material applied to the surface of an AMSV assembly following construction for aesthetic purposes or to enhance one or more physical properties, such as resistance to staining or moisture penetration.

Cold Joint - Occur when a wet edge is not maintained. This can typically be avoided with proper scaffold, sufficient manpower and aesthetic reveal/ joints.

Corner Bead – Expanded - A general-purpose corner bead is economical and most generally used. Has wide expanded flanges that are easily flexed. Preferred for irregular corners. Provides increased reinforcement close to nose of bead.

Cornerite - This product is a strip of painted or galvanized Diamond Mesh Lath used as reinforcement. Cornerite, bent lengthwise in the center to form a 100-degree angle, should be used in all internal stucco angles where metal lath is not lapped or carried around; over substrate, anchored to the substrate, and over internal angles of masonry construction.

Control Joint - Designed to relieve stresses of both expansion and contraction in large cladding areas. Made from roll-formed zinc alloy, it is resistant to corrosion in both interior and exterior with gypsum or Portland cement plaster. An open slot, ¼" wide and ½" deep, is protected by a plastic tape that is removed after plastering is completed. The short flanges are perforated for keying and attachment by wire-tying to metal lath or by stapling to gypsum lath. Thus the plaster is key-locked to the control joint, which not only provides plastering grounds but can also be used to create decorative panel designs.

Corrosion (Degradation) Resistant – A material that is intrinsically resistant to degradation or physically or chemically treated to be so under expected exposure conditions. Examples include plastic-based materials stabilized for exposure to UV light, galvanized ferrous metals, and stainless steel.

Curing - This is one of the most critical aspects of good stuccowork. Cement is plaster requires water for hydration and to develop its full strength. If inadequate water is present, cement hydration is incomplete, producing weaker stucco. Curing during the early days of each coat is essential since shrinkage stresses tend to be high while the plaster has not yet gained full strength. Curing does not reduce overall shrinkage but it does delay it so hat the plaster can gain strength and is thus better able to resist shrinkage stresses when the plaster dries later.

Direct-Applied Exterior Finish System (DEFS) - An exterior finish system without insulation board. Base coat, regular or fiber reinforced, fiberglass-reinforcing mesh, if required by system manufacturer and finish coat applied directly to an uninsulated substrate.

Drainage Mat - One type is a three dimensional core consisting of fused, entangled filaments and a second is a non-woven fibrous, plastic mesh. Both are used as a spacer to create a drainage plane.

Drainage Plane/Cavity - Surface between the back of the cladding and the front of the water barrier which resists liquid moisture infiltration and provides for gravitational flow to a collection or exhaust location.

Efflorescence - A crystalline deposit, usually white, that may develop on the face of a cementitious base coat, possibly from exposure to rain or damp conditions. Efflorescence deposited on the face coat is a bond breaker, and will prevent adhesion of the finish or coating.

EIFS - Exterior Insulation and Finish System - A non-load bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh and a textured finish coat.

EIFS-MD - EIFS with a drainage plane. A non-load bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh and a textured finish coat with a drainage plane allowing incidental moisture to drain to the face of the cladding system.

Embed - A method implemented to encapsulate the fiberglass reinforcing mesh in the base coat

End Dams - Where the flashing is not continuous, such as over and under openings in the wall, the ends of the flashing should be extended beyond the jamb lines on both sides and should be turned up into the head joint several inches at each end to form a dam.

EPS: (See Insulation board)

Expansion Joint - A complete structural separation of building elements that allows for independent movement of abutting elements without damage to the assembly. Typically this is a separation through the cladding system / EIFS as well as the substrate and framing or masonry.

Factory Mixed - A material that is delivered from the manufacturer ready to use from the container. (i.e. finish coatings and non-cementitious base coat)

Field Mixing - the mixing of a manufacturer supplied material with additional materials not manufactured by the system manufacturer. (i.e. EIFS base coat and Portland cement)

Fascia - Any flat horizontal member, generally between molding's, most frequently used when referring to elements of a classical architecture cornice adjacent to the roof / soffit.

Fasteners (Stucco) - Plastic washers used in conjunction with non-corrosive screws to attach both Class PB and PM insulation to substrate and/ or framing. There is a great difference in the plastic washer used in the two different systems. Fasteners are considered an EIF System accessory.

Fasteners - Corrosion resistant hardware used to secure lath, screed, and flashing materials to backup system.

Flashing - A non-corrosive material of metal or plastic at a systems termination or interface with an opposing cladding component used to drain moisture to the face of the wall assembly.

Finish - A textured and colored material, trowel or spray applied over the reinforced base coat with graded aggregate of either silica or marble.

Framing Member - Studs, joist, runners (track), bridging, bracing, and related accessories manufactured or supplied in wood or light gauge steel.

Insulation Board - Aged, molded, expanded or extruded polystyrene (EPS) foam. One pound expanded polystyrene is used with a Class PB or MD EIF System. Extruded polystyrene is used with a Class PM EIF System. Also, there is Polyisocyanurate insulation that is typically used with a Quick R system.

Isolation Joint - A joint provided around penetrations through the exterior cladding system such as window and door openings, scuppers, etc. It may or may not incorporate flashings and is sealed with the appropriate backer rod and sealant.

Kickout Flashing - A diverter flashing that is installed as the first piece of flashing at the end of the roof where it intersects the wall. Intended to prevent channeling of moisture behind systems at the roof/wall or roof/chimney intersections.

Lamina - Base coat, fiberglass-reinforcing fabric/ mesh and finish coat as a composite unit. Sometimes a primer coat is also incorporated, depending on the application and manufacturers system requirements.

Low Modulus Elastomeric Sealant - A low modulus sealant is defined as an elastomeric material with a modulus at 100 % elongation of up to 0.4 MPa. This property can be obtained simply by the addition of an appropriate plasticizer. Elastomeric Sealant is a waterborne high performance sealant, easy to apply and tool. It can be used for interior or exterior applications, and offers the convenience of acrylic technology along with superb elastomeric qualities.

Metal Lath - Metal lath embedded within the cladding provides reinforcement. It is readily shaped to ornamental contours to a degree not possible with other cladding bases. Metal lath is a mesh material formed from sheet steel that has been slit and expanded to form a multitude of small openings. It is made in Diamond Mesh and Rib lath types and in two different weights for most types. Manufactured from steel protected by a coating of black asphaltum paint. Diamond Mesh and 3/8” Rib lath are also available in galvanized steel.

Mortar - A mixture of cementitious material, water, and aggregate, with or without the addition of admixtures or additives to alter one or more plastic or hardened properties, used to bond masonry construction materials together and fill spaces between.

Mortar Pointing - Mortar mixture used to fill joints and cavities in AMSV construction, also called grouting mortar.

Mortar Scratch Coat - Base coat of mortar used during the installation of AMSV; cross-raked to improve bond of subsequent mortar layers.

Mortar Screen - Sheet material installed to prevent the mortar scratch coat from filling the drainage space behind the AMSV assembly.

Mortar Setting Bed - Mortar used to adhere the AMSV to the substrate or scratch coat.

One Coat Stucco (OCS) - A factory blended, fiber-reinforced, Portland cement stucco base coat formulated for assured strength and durability.

Penetration - Any location in an EIF System where an object passes through all components of the system such as a window, door, light box, etc.)

Primer - A paint-like coating (tinted or untinted) installed over the base coat to enhance adhesion, equalize suction and improve workability of the finish material.

Reinforcing Mesh - Standard reinforcing mesh is a nominal 4.5 oz./sq. yd., symmetrical, interfaced open-weave glass fiber fabric made with minimum 20 percent by weight alkaline resistant coating for compatibility with base coats.

Reinforcing Mesh - High Impact Mesh - Minimum 15 oz./ sq. yd., high impact, double strand, interwoven, open-weave glass fiber fabric with alkaline resistant coating for compatibility with base coats. High impact mesh is also available in 20 oz./ sq. yd. from most EIFS manufacturers.

Sealant (also referred to as caulking) - Installed with or without a backer rod for the purpose to allow thermal expansion and contraction of dissimilar cladding components to prevent moisture intrusion at system penetration and terminations.

Sealant System - The use of primer, backer rod or bond breaker in conjunction with the installation of sealant.

Scratch Coat - The first coat of Portland cement stucco installed over metal wire or lath. This first coat should be a minimum of ¼" thick, measured from the backing to adequately cover the metal wire or lath and still leave enough stucco to permit deep scratching (horizontally) to give a good mechanical key for the next coat which is the brown coat.

Stucco – Conventional Hard Coat - A solid cement plaster cladding of Portland cement and sand often containing lime, plasticisers or other admixtures, applied over rigid or non-rigid backing fixed to wood or steel stud framing and reinforced with metal wire mesh or lath.

Substrate or Sheathing - The wall surface to which the EIFS is attached. Acceptable substrates include exterior grade plywood, oriented strand board, exterior grade gypsum sheathing, glass faced gypsum board, cement board, clean unpainted masonry, concrete free of paint sealers and oils or contaminants, structurally sound unpainted clean Portland cement stucco.

Surface Mounted Objects - Anything attached to the face of the EIFS that penetrates the lamina. (i.e. light fixtures, downspouts) Each EIFS manufacturer has specific details for the attachment of surface mounted objects.

Strip lath - (see Cornerite)

Terminations - Any place a wall system ends. Terminations can be windows or door openings, the top or bottom of a wall or both sides of an expansion joint. In any case, all terminations must be totally encapsulated with base coat and mesh and a sealant to or flashing with appropriate backer rod installed to prevent water moisture infiltration.

Weather/Moisture Barrier - A sheet good or wet applied coating installed at the face of the substrate as a moisture barrier or drainage plane. Material used to restrict the transmission of water to the surface behind.

Weep Screed - A building accessory, usually made of galvanized steel or thermoplastic material, installed along the base of an exterior stucco wall. Most commonly on roofs ad above grade, the weep screed allows incidental moisture to escape. Generally, stucco industry guidelines and/or local building codes specify where these screed's should be placed in relations to the ground or roof to ensure sufficient drainage.

Wrapping - The process of totally encapsulating all EPS to seal and strengthen the system by bringing reinforcing mesh around the system terminations, embedded in base coat. Wrapping is also referred to as back wrap or edge wrap.