



Inspections, LLC



Stucco Check Inspections, LLC

## Invasive Stucco Inspection

Prepared for:

# SAMPLE REPORT

Location:

Sample  
Houston, TX





## I. 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 systems 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 the best to modify your home to address any moisture problem that may be indicated by this inspection.

**1.2 SCOPE OF INSPECTION:** This is a Basic, Stucco inspection limited to the following:

1. A visual examination of the condition of the stucco, exterior sealants, flashings, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations and any penetrations through the stucco.
2. Conducting of random electronic moisture scanning of the building envelope.
3. Preparing a report of our observation of potential problem areas and recording any high readings found.
4. 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 problem exist, or that problems found were 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 and 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.



### Project Information

Owner's Information		Buyer Information	
Owner's Name	SAMPLE REPORT	Buyer's Name	N/A
Property Address	SAMPLE REPORT	Buyer's Phone	N/A
City, State, ZIP	HOUSTON, TX	Buyer's Email	N/A
Owner Phone	N/A	Buyer's Realtor	N/A
Owner Email	N/A	Buyer's Realty Company	N/A
Owner Realtor Phone	N/A	Buyer's Realtor Phone	N/A
Owner Realtor Email	N/A	Buyer's Realtor Email	N/A
Realty Company	N/A		
Property Information		Inspection Information	
Type of Exterior	TRADITIONAL STUCCO	Date of Inspection	N/A
Substrate (If known)	ASSUMED TO BE OSB	Inspector	MICHAEL LUNA- EDI #TX143
Age of Property	N/A	Present at Inspection	OWNER
Square Footage	N/A	Temperature/Humidity	96
Stories	N/A	Weather Conditions	CLOUDY
Type of Windows	N/A	Last Rain	2+ DAYS

Inspection Test Equipment					
Test Equipment Description		Test Range			Setting
		Low	Med	High	
A	Extech Pinless Moisture Meter	10-20	21-50	51-100	Not Used
B	Delmhorst Moisture Probe Meter	10-13	14-25	26-40	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. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.					



Inspections, LLC

### Front Elevation Moisture Analysis



**Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%**

Location	Moisture Reading	Substrate Condition	Comments
1	24%	Firm	Probes below front elevation windows. Sealants are noted to be deficient throughout all windows. It is suggested to Assess all windows, doors, utility breeches, and penetrations and seal as needed using a low modulus sonolastic sealant. Sealants are suggested to be replaced every 2-3 years.  Mid-to-Elevated moisture but firm substrate noted at time of inspection.
2	29%	Firm	
3	40%	Firm	
4	33%	Firm	
5	31%	Firm	
6	15%	Firm	Probe below corner of flat roof. A metal cap flashing is noted at this location. No kick out flashing noted. Acceptable moisture and firm substrate noted at time of inspection.



Inspections, LLC

### Front Elevation Photo Observations



Stucco walls noted to have a proper clearance from the floor. The stucco terminates with a weep screed. This is favorable. The entry pavers, however, are brought up to the base of the stucco walls.



Sprinkler heads are in close proximity to the stucco walls. It is recommended to re-direct all sprinkler heads away from stucco walls



Light mildew/run-off staining noted along base of stucco wall.



Sealants at all stucco- window junctions have reached their life expectancy. Sealants are starting to fail adhesively and cohesively. It is suggested to have all sealants replaced every 2-3 years



Sealants at all stucco- window junctions have reached their life expectancy. Sealants are starting to fail adhesively and cohesively. It is suggested to have all sealants replaced every 2-3 years



Window head flashings noted above window frames.



Inspections, LLC

### Front Elevation Photo Observations



Stucco overhangs noted to terminate with a perforated casing. Many holes along the casing, however, have been covered with paint/ stucco materials. Suggested to re-open



Stucco overhangs noted to terminate with a perforated casing. Many holes along the casing, however, have been covered with paint/ stucco materials. Suggested to re-open



All penetrations through the stucco are lacking a quality, low modulus sealant, needed for **long lasting** protection against moisture intrusion



Hairline cracking noted in several locations. Suggested to seal/paint cracks throughout. Any thicker cracks should be grinded out and re-textured.



Hairline cracking noted in several locations. Suggested to seal/paint cracks throughout. Any thicker cracks should be grinded out and re-textured.



Front balcony walls terminate with a proper clearance from balcony flooring. Unable to determine weep screed presence at time of inspection



Inspections, LLC

## **SUMMARY AND RECOMMENDATIONS**

This inspection was performed as a visual & Invasive testing inspection of areas accessible from a 3 Story ladder. Possible areas of high moisture penetration will be detected and tested during this inspection process.

**\*It is suggested to thoroughly read inspection report to evaluate and determine costs for repairs.**

- All windows, doors, and penetrations through the system should be professionally sealed using a high quality, professional sealant, suggested by manufacturer of your system and properly tooled into joints to help prevent moisture intrusion and sealant separation. Sealants are suggested to be replaced every 2-3years.
- Suggested to seal all hairline cracks throughout home. Exact reasoning for cracks not determined at time of inspection. Suggested to seal/paint cracks throughout. Any thicker cracks should be grinded out and re-textured. Paint is suggested at the 8-10-year mark as well, to alleviate all staining and cracks. Any cracks that are thicker, should be grinded out and re-textured
- Sprinklers suggested to be re-directed away from stucco walls to avoid backsplash and excess moisture.
- Substrate Damages- All areas noted to have not firm substrate (Semi-soft/Soft) Suggested to be opened up to verify damage, and repaired accordingly.
- Stucco Overhangs- Stucco overhang above rear overhang noted to be closed in with stucco with no drainage, suggested to repair accordingly. Remainder of the stucco overhangs have a perforated stucco casing that has been covered with paint. Suggested to open stucco casings and the gap behind the casing.
- Cap Flashing- Suggested to add a cap flashing to the front balcony walls.

It is mandatory, as with any cladding system, that sealants be maintained at all times and inspected by a qualified stucco or waterproofing contractor on a regular basis, every 2-3 years is the general recommendations. Water-proofing stucco surfaces is recommended every 8-10 years using "top of the line" Elastomeric Coatings.



#### **ADDITIONAL NOTES:**

Based upon conditions observed and test results (if any), actual conditions one work starts will dictate the extent of the repairs. This protocol is intended as a general guideline and minimum repairs required. Review all current and previous inspection reports concerning this property, both stucco and general if available, to identify additional areas of concern.

**Contractor:** Contractor to have minimum of ten (10) years experience with these type of repairs and is to fully supervise all phases of repairs.

**Insurance:** Contractor to furnish a Certificate of Insurance for General Liability insurance in the amount of \$1,000,000.

**Warranty:** Contractor is to furnish the client a written transferable warranty on all work and materials for a period of not less than two (2) years. Furnish warranty information from materials manufacturer.

**Sealants:** Sealants to be used on this project are low modulus sealant such as NP-1, Dow Corning 795 or Sherwin Williams Lox-On. No substitutions unless approved by the Third-Party Inspector. Some of the sealants used on this project are silicone based, at those locations Dow-Corning 795 can be used as long as a color match can be obtained; I do not recommend clear sealants.

Generic materials should not be used. Only materials from national manufacturers are permitted.

Coatings used are to be "top of the line" manufacturers Elastomeric products. Primer and finish coats to be from the same manufacturer. Coordinate sealant colors with client.

All repairs and re-installation to conform to current accepted industry standards, published manufacturers; installation manuals and/or the Texas Lathing and Plastering Contractors Association (TLPCA), as each may apply to this repair.

It is recommended that all repairs be monitored by a Certified Stucco Inspector and upon completion documentation be provided to the Owner/Buyer/Client stating that all repairs have been completed in accordance with current industry standards for repairs this type of systems. Photographic documentation should be furnished from demolition to completion.

This report is prepared at the request of the potential property owners for their exclusive use in evaluating the condition of the exterior cladding system. This report is copyright and remains the property of the author, any use and or distribution past its intended purpose is prohibited and requires written permission. It is suggested that a follow-up inspection be completed in 12 to 24 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 and mold growth 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.

Respectfully submitted,



Michael Luna

Stucco Check Inspections, LLC

EDI Certificate TX143- Level 2 Building Envelope Inspector/ Moisture Analyst.

Infrared Certified

Internachi Member (International Association of Certified Home Inspectors)

BST- Construction Technology - Texas State University

