

March 18, 2014

EIFS Cladding Evaluation

Property Address:

Anytown USA
IL, IA, WI, IN, MI

Client:

Owner / Buyer



Inspector Name and Information

I. INTRODUCTION

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

1.2 SCOPE OF INSPECTION: This EIFS System inspection limited to the following:

- A visual examination of the condition of the EIFS, exterior sealants, flashing, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, EIFS terminations and any penetrations through the EIFS.
- Conducting electronic moisture scanning and probing of the building envelope.
- Preparing a report of our observations of potential problem areas and recording any high readings taken.

1.3 LIMITATIONS OF LIABILITY: Because this is a limited inspection, we can make no guarantee, express or implied, that our observations and moisture testing offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify Buyers Protection Group 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 the home has been damaged in areas of high readings without 'probing' and/or removing a core sample of the EIFS 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 six months after completion of any repairs to assess the effectiveness of the modifications. This is extremely important. Annual inspections should also be scheduled to ensure that your EIFS system remains dry. This way any sealant failures, stucco cracks, etc. can be caught and repaired promptly. Testing and maintaining the 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

PROPERTY / OWNER INFORMATION		BUYER INFORMATION	
Owners	Call	Buyers	
Property Address	John Smith	Buyers Address	
City, State, ZIP	For Information on Inspection	City, State, ZIP	
Phone	Services	Phone	
Email	John_Smith@example.com		
	555-555-5555		
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior	EIFS (Synthetic Stucco)	Date of Inspection	March 18 ,2014
Manufacturer	Dryvit	Inspection Company	Name
Substrate (if known)	OSB (Oriented Strand Board)	Inspector	Name
Age of Property	~19 Years	Present at Inspection	Owners
Square Footage	2,300	Temperature / Humidity	40 Degrees
Stories	1	Weather Conditions	Sunny
Type(s) of Windows	Aluminum Clad Dbl Hung	Last Rain/Snow	Dry conditions the last 48 hours.
Condition	Good / Original		

Inspection Test Equipment					
Test Equipment Description		Test Range			Setting
		Low	Medium	High	
A	Tramex Exterior Wet Wall Detector	10 - 20	21-50	51-100	6
B	Delmhorst Moisture Probe Meter	10-15	16-25	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, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.

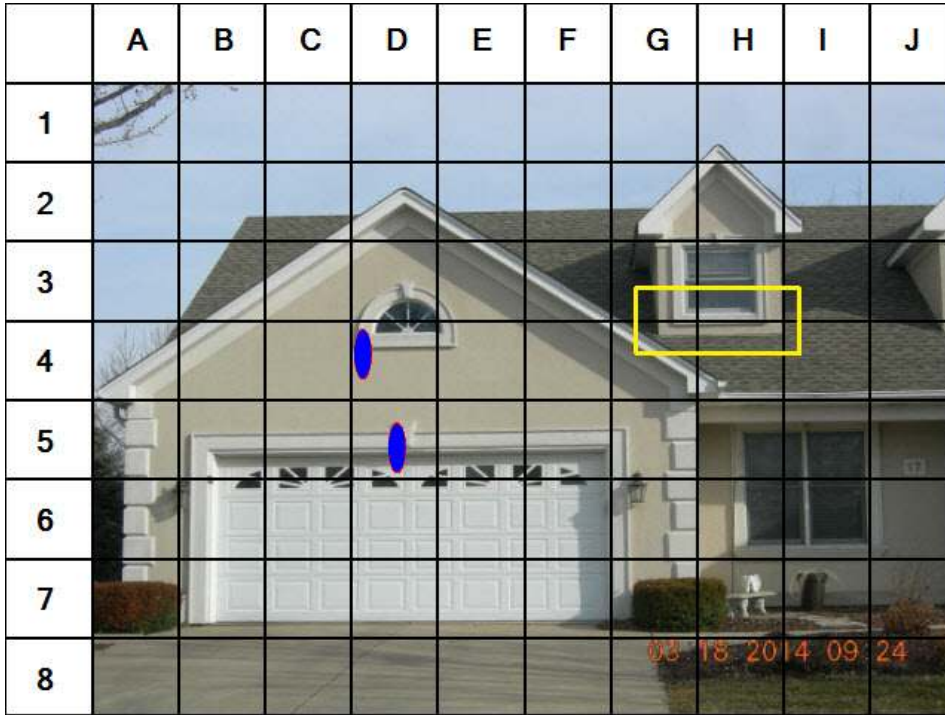
General Observations Checklist

Inspected Item Description	Adequate	Not Adequate	See Remarks	Observations / Comments
Sealants at window perimeters		X		All windows need to be properly sealed to meet manufacturer specifications.
Window construction joints miter / mullion joints		X		Recommend sealing gaps in window construction.
Window sill flashings / drainage		X		Recommend the window be removed for proper sill flashing and drainage to be installed.
Head flashing or sealant at top of windows		X		Reseal with windows.
Sealants at door perimeters		X		Reseal all door perimeters to meet manufacture specifications.
Door sill flashing or sealants at door thresholds		X		Install door sill flashing and drainage. (Rear door)
Head flashing or sealant at top of doors		X		Install proper door head flashing at all exposed door locations.
Attachments or penetrations through eifs sealed		X		Properly seal all siding penetrations and attachments per manufacture specifications.
Expansion / Control Joints		X		Correct and seal floor line expansion joints to meet manufacture specifications.
Kickout flashings		X		Install manufacture approved kickout flashings at all locations.
Roof / soffit / fascia terminations		X		Properly seal all soffit and fascia junctions.

General Observations Checklist

Inspected Item Description	Yes	No	See Remarks	Observations / Comments
Cracking evident	X			Repair minor cracking.
Impact damage	X			Repair minor impact damage.
Exposed mesh		X		
Rusting aggregates		X		
Flat horizontal surfaces	X			Modify or water proof flat surfaces wider than 1 inch.
Delamination / Fasteners		X		
Proper terminations at roof shingles		X		Correct EIFS termination at roof covering per manufacture specifications.
Proper transition joints (eifs to brick, wood etc.)		X		Properly seal dissimilar siding junctions such EIFS / Brick Chimney.
Termination below grade (ground level)		X		Pull mulch and soil a way from the siding.
Termination below or at slab levels	X			Recommend sealing EIFS at front slab.
Deck Flashing Installed			n/a	
Balcony Flashing Installed			n/a	
Flashing at columns (top or bottom)			n/a	
Yard Sprinkler System				
Gutters / Downspout fasteners Sealed		X		Seal all downspout fasteners.
Chimney Cap(s) Sealed			n/a	

Elevation Details / Moisture Readings



Gable window has never been sealed.



Soffit & Fascia should be sealed.



Light fixtures should be sealed.



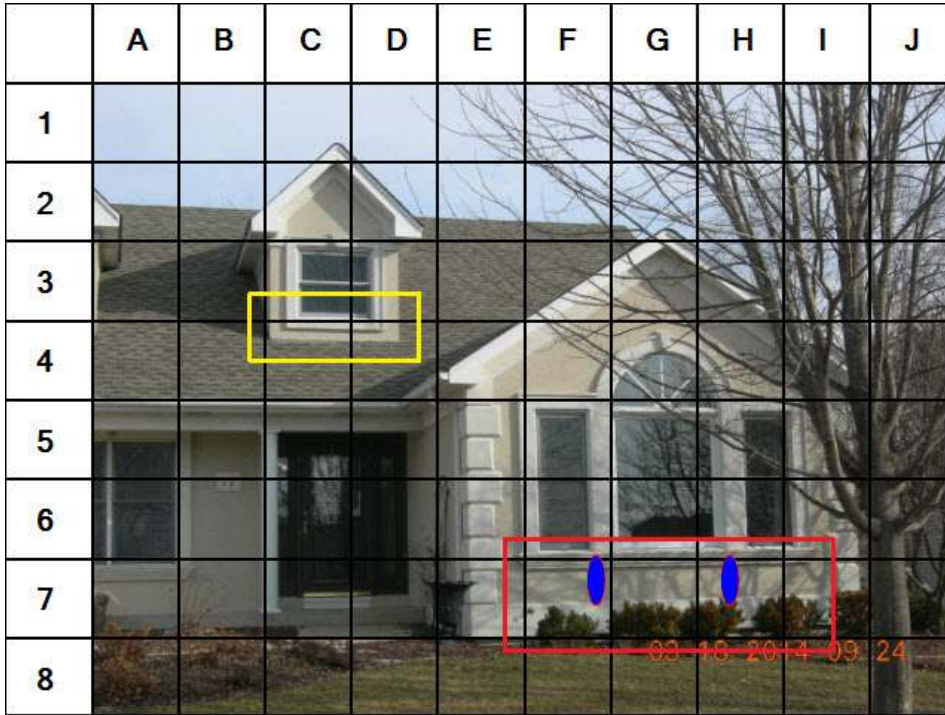
EIFS flat accents should be waterproofed.



Evidence of moisture weeping from garage door header. Rotted wood.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations/Comments
D4	Windows	16	Soft	Wood feels dry rotted at both locations.
D5	Door Header	12	Soft	Open door head to find moisture source. Remove any moisture damaged wood. Replace the siding system with drainage.
				Dormers see next page.

Elevation Details / Moisture Readings



Gaps at flat window sills can allow for moisture to enter the wall assembly.



Minimal use of sealant has failed.



Repair bull nose sill damage.



Recommend sealing the front stoop EIFS Junction.



Pull mulch and landscape materials away from the siding.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations/Comments	
F7	Windows	26	Soft	Moisture damage sub sheathing found at areas outlined in red throughout this report.	Red Outline
h7	Windows	20	Soft		
				Metal flashing below dormer windows prevented moisture testing. It is recommend sill flashing be checked and corrected as necessary under dormer windows.	Yellow Outline

Elevation Details / Moisture Readings

	A	B	C	D	E	F	G	H	I	J
1										
2										
3										
4										
5										
6										
7										
8										



Architectural groove is not a proper expansion joint.



Unsealed or improperly sealed utilities.



Improper roof line termination.



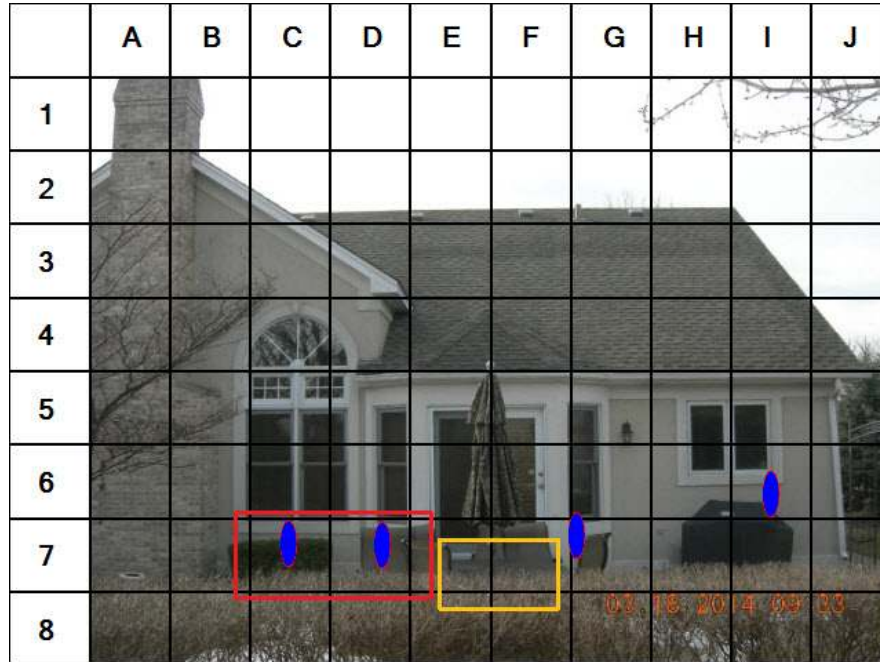
Missing kickout flashing.



Piping penetrations should be sealed.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations/Comments
D3	Windows	32	Soft	
D4	Kickout	29	Soft	
D7	Kickout	20	Firm	

Elevation Details / Moisture Readings



EIFS / Chimney junctions should be sealed.



Unable to test under rear door due to wooden step.



Gaps in old window sealants.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations/Comments	
C7	Windows	23	Soft		
D7	Windows	40	Soft		
G7	Windows	23	Firm		
I6	Windows	22	Firm		
				The wood step prevented testing under the rear door. We suspect this area is also moisture damaged and will need to be evaluated for repair.	Orange outline

Understanding moisture readings

Moisture readings < 20% are generally considered to be at ambient levels and are not likely to be of long term concern provided the area remains free from moisture penetration. Moisture reading between 20% and 30% are considered elevated and an investigation should be conducted to determine the source of moisture intrusion. Once the source has been properly remediated a follow up inspection should be conducted 6 months from the time of repair to be certain the repair is functioning.

Moisture readings > 30% may require further investigation by the contractor if the source is not apparent. Further investigation may include core sampling or additional probing to make an overall determination of the affected area(s).

Areas indicated in this report to have soft or rotted substrate need to be opened up and visually inspected by the repair contractor to determine the extent of underlying damage to the substrate and or framing materials. Core samples should be taken of the suspected areas before removing a large wall section. Once the damage areas are repaired, the siding materials can be replaced and properly finished.

Standard caulking procedure for EIFS homes

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.

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. (SEE THE CHECK LIST FOR ITEMS THAT REQUIRE NEW SEALANT APPLICATION)

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

Elevated moisture

There are areas indicated in this report that are showing signs of elevated moisture. These areas should be modified according to current industry repair standards and options.

Soft substrate

You have an area or areas where the substrate appeared to be soft when probed. These areas will need to be explored further to determine the extent of damage present. Further investigation may include core sampling or additional probing to make an overall determination of the affected area.

A note about windows

Windows are typically not installed in a properly prepared (waterproofed) opening. It is difficult to keep window construction joints sealed well enough over the long term to prevent future moisture intrusion and damage. We do not recommend installing sill pan flashing in windows older than 10 years. Window should be removed and reset with proper sill flashing and drainage if possible. Moisture damaged windows will need to be replaced with proper flashing and drainage to meet current specifications for drainage systems.

Kickout flashings

Kickout flashings have not been installed. Recommend installing new manufacture approved kickout flashings at all primary and secondary locations per manufacturer specifications.

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing 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.

In summary, we found this siding installation and materials to be in need of professional repairs as outlined in this report. These repairs are essential to correcting the current deficiencies and reducing future moisture penetration. We want to emphasize that the EIFS system installed on this home is a barrier system and relies on the cladding system remaining water tight to avoid damage to the substrate. This means that the sealants around all fixtures, penetrations, windows, and doors must remain leak tight. It is recommended that the homeowner have the siding checked annually, by a professional, to help in maintaining the moisture barrier as tight as possible and in reducing long-term damage.

We trust that this report adequately addresses these areas of concern. If you have any questions about any aspect of this report, please call me.

Sincerely,

Inspector Seal / Signature
Company
Address
Phone
Email
Licensed Home Inspector: #
EDI Certified Moisture Inspector: #