



STUCCO PRO INSPECTIONS

Stucco Pro Inspections, LLC
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Moisture Inspection Report



Inspected for
John Doe
123 Stucco Road
Houston, TX 77XXX
01/01/01

This inspection report has been altered from it's original report to protect the client. Moisture readings, deficiencies, and other items in this report have been added or changed for demonstrational purposes.



1. INTRODUCTION

1.1 PURPOSE: The purpose of this inspection is to help assess the condition of the stucco system by looking for visible installation flaws, inadequate water diversion, and sealant failures. In addition, we will conduct random moisture readings using electronic moisture scan devices. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. Further investigation may be needed to determine the extent of water damage, if any, and how best to modify your home to address any moisture problems that may be indicated by this inspection. It is suggested to thoroughly read the inspection report and understand all items mentioned throughout. If you have any questions or are unclear regarding the report findings; please feel free to call our office for consultation.

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

- A visual examination of the condition of the stucco, exterior sealants, flashing, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations and any penetrations through the stucco.
- Conducting of *random* electronic moisture scanning of the building envelope.
- Preparing a report of our observations of potential problem areas and recording any high readings found.
- Providing detailed information on typical moisture-related problems in stucco structures to assist you in maintaining the value of your home.
- An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection

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

1.4 FURTHER TESTING / INVESTIGATION: Our policy is to rely on moisture meter readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in the substrate. It is difficult to determine if the structural wood of the structure 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 observations sections 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 the structure on a regular basis is the best way to prevent costly repairs associated with moisture damage. Also, should you decide to sell the property, annual inspections and maintenance documentation will be a valuable selling tool, providing evidence to show that your property has been inspected and maintained on a regular basis by a reputable and qualified firm.

TREC NOTICE: This report was prepared for our client named on page two of this report in accordance with the client's requirements. This report addresses the stucco 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.



STUCCO PRO INSPECTIONS

Inspection Information

Property Address: 123 Stucco Road, Houston, TX 77XXX			
Property Information		Inspection Information	
Client's Name	John Doe	Inspection Type	Invasive Moisture Inspection
Client's Phone	123-456-7890	Date of Inspection	01/01/01
Client's Email	stuccoproblems@gmail.com	Inspector	Tony Trinidad EDI #TX-196 / Alden Speer EDI #TX-171
Type of Exterior	Hard Coat Stucco, Stone	Present at Inspection	Homeowner
Substrate (if known)	OSB	Temperature	40-50 degrees
Property Age	18	Weather Conditions	Clear, Dry
Square Footage	4209	Last Known Rainfall	2-5 days
Stories	3		
Type of Windows	Metal		

Inspection Test Equipment			
Inspection Equipment	Test Range		
Invasive Inspection: Delmhorst Moisture Meter Probe BD-2100	<14.9%	15-19.9%	>20%
Non-Invasive Inspection: Extech M055 Dual Moisture Meter	<16.9%	17-29.9%	30-99.9%

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.

Visual Observations

<i>U/D = Unable to determine N/A = Not applicable</i>	Yes	No	U/D	N/A
1. Have sealants been applied at all required locations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there areas of sealant in need of repair / replacement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are sealant joints present between stucco and dissimilar materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are diverter flashing details installed at required locations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are balcony flashing details properly installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are window and door flashing details properly installed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are all deck flashing details properly installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are the chimney flashing details properly installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Has a chimney cricket been installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Does the system terminate at least 2 inches above flatwork?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Does the system terminate at least 4 inches above grade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Does the system terminate at least 2 inches above roofing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are there any areas of cracking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Are there any areas of impact damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Are the exterior fixtures installed properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are flat surfaces present at stucco walls without cap flashing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Are the gutter down spouts installed properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Is there clearance between the exterior wall and vegetation / foliage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Is there visible evidence of sprinkler heads spraying onto the exterior walls? If yes, sprinkler heads should be adjusted away from walls.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Are stucco or EPS bands sloped? (Accents should be sloped to shed water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Has adequate spacing been given between trim / accents to allow for properly sealing around windows or joints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Paint Condition	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>Paint conditions are assessed by identifying chalking, flaking, peeling, cracking, visible stucco, staining and other potential signs of damage or aging. The paint condition selected is in the opinion of the inspector. Some of these signs may be addressed further in the report and provide greater detail.</p>				

Front Side of Structure

Moisture Testing (1)



Test Location	Moisture Content	Substrate Condition	Additional comments
A	<15%	Firm	Drainage relief not present.
B	<15%	Firm	Drainage relief not present.
C	<15%	Firm	Drainage relief not present.
D	<15%	Firm	Drainage relief not present.
E	<15%	Firm	Flat / low slope surfaces
F	<15%	Firm	Flat / low slope surfaces
G	<15%	Firm	Corner cracks above needing repair.
H	N/A	None present	No substrate was observed when drilling/probing. This is an indication of moisture damage / wood rot. Diverter flashing not installed at balcony intersection.Drainage relief not present.
I	<15%	Firm	Drainage relief not present.
J	<15%	Firm	Drainage relief not present.
K	N/A	None present	No substrate was observed when drilling/probing. This is an indication of moisture damage / wood rot. Diverter flashing not installed at balcony intersection.Drainage relief not present.
L	<15%	Firm	
M	<15%	Firm	Improper clearance from grade (soil / mulch).
N	15-19%	Firm	Improper clearance from grade (soil / mulch).

O	<15%	Firm	Diverter flashing not installed at landing and wall intersection.
P	N/A	Soft	Soft substrate was observed when drilling/probing. This is an indication of moisture damage / wood rot. Diverter flashing not installed at landing and wall intersection.
Q	<15%	Firm	Diverter flashing not installed at landing and wall intersection.
R	<15%	Firm	Diverter flashing not installed at landing and wall intersection.
S	<15%	Firm	

Front Side of Structure

Deficiencies (1)



Identifier	Comments
Blue Arrows	Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.
Yellow Arrows	Cracks Present: Cracks were found at the stucco cladding. Hairline cracks (generally 1/16 of an inch) are commonly found with stucco systems. These cracks should be monitored and repaired as needed. It is recommend that cracks larger than hairline are repaired by a qualified stucco contractor. It is important to understand that all cracks may not be individually identified when a high quantity of cracking is present.
Green Arrows and Dots	Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.
Pink Arrows	Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

Red Arrows	Flat / Low Sloped Surface: Flat / low slope surfaces were observed at the 2nd floor balcony. Flat / low slope surfaces may be more prone to moisture intrusion, damage, cracking, and standing water. Recommend installing waterproofing methods to prevent damages from occurring.
Red Lines	Missing Drainage Openings: Drainage openings are not installed at the stucco walls / soffit. Drainage openings assist with allowing incidental moisture to escape. Incidental moisture can become trapped in these enclosed areas, sometimes referred to as a "stucco bucket". This trapped moisture can lead to wood rot at the substrate and framing. If elevated moisture or possible substrate / framing damage was found, a drainage opening should be installed during repairs.

Front Side of Structure Photo Observations (1)

1 - 1: Moisture Intrusion: Areas of elevated moisture and / or possible substrate / framing damage was found at the following locations as reported on the "Moisture Testing" page:

1. Test Locations H, K, P

Elevated Moisture - Refer to the *Moisture Testing* page for the moisture readings at each test location. If elevated moisture readings are found during the inspection, this can indicate that active water penetrations exist near the area. Water intrusion can occur from voids at penetrations, cracks, improper installation, improper clearance, missing flashing details, and any other items that may be listed on this report. It is recommended that any areas with the potential for leaks to occur, as stated in this report, are addressed and repaired by a qualified stucco contractor.

Soft or Missing Substrate - Refer to the *Moisture Testing* page for the condition of the substrate at each test location. If the substrate is not firm when inserting the moisture meter probes, this can indicate possible wood rot / damage due to previous or active water penetrations in the area near the probed location.

Repair Process: It is recommended that these areas be further assessed and repaired by a qualified stucco contractor, as needed. Core sampling or inspection holes should be performed by your contractor to confirm any suspected substrate and / or framing damage found by the inspector. Test locations are not representative of the total area of suspected damage, but provide information on general areas where repairs may be needed. Typical repairs to remedy soft or missing substrate include doing a partial tear-off of the stucco around the location until clean dry substrate is found and repairing as needed. During repairs, the total area any underlying damage should be determined by your contractor. It is important to thoroughly review and understand the scope of work in the repair proposal provided by your contractor. In addition, it is recommended to discuss the potential for "Change Orders" that may occur once work begins.

1- 1.1 Test Location H - Dark / discolored wood on probe - Indication of wood rot



1- 1.2 Test Location H - No substrate encountered



1- 1.3 Test Location K - Dark / discolored wood on probe - indication of wood rot



1- 1.4 Test Location K - No substrate encountered

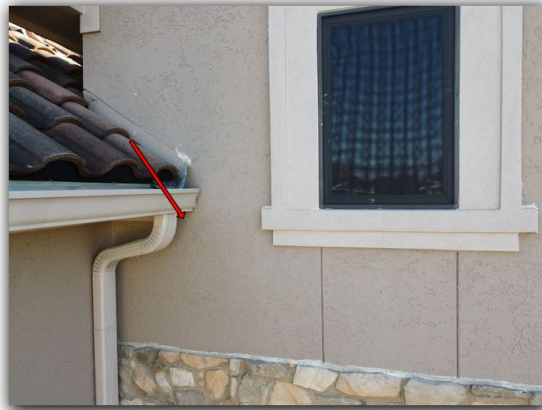


1- 1.5 Test Location P - Soft substrate encountered



1 - 2: Cracks Present: Cracks were found at the stucco cladding. Hairline cracks (generally 1/16 of an inch) are commonly found with stucco systems. These cracks should be monitored and repaired as needed. It is recommended that cracks larger than hairline are repaired by a qualified stucco contractor. It is important to understand that all cracks may not be individually identified when a high quantity of cracking is present.

1- 2.1



1- 2.2



1- 2.3



1- 2.4 Cracks - right side of stairs



1- 2.5 Corner crack at the control joint



1 - 3: Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.

1- 3.1 Mortar missing. Recommend sealing sign with mortar.



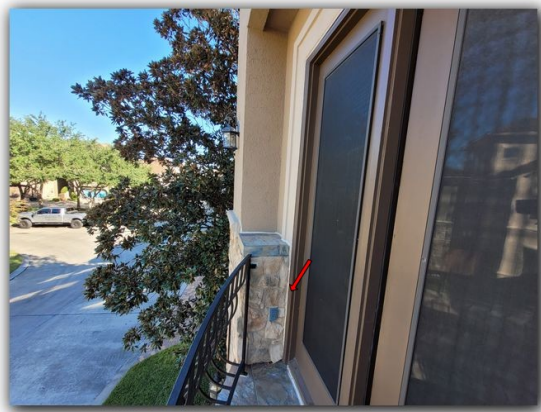
1- 3.2



1- 3.2 Seal 2nd floor balcony door



1- 3.4



1 - 4: Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.



1- 4.1



1- 4.2



1 - 5: Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

1- 5.1 Rusted drip edge flashing due to tiles



1- 5.2



1 - 6: Flat / Low Sloped Surface: Flat / low slope surfaces were observed at the 2nd floor balcony. Flat / low slope surfaces may be more prone to moisture intrusion, damage, cracking, and standing water. Recommend installing waterproofing methods to prevent damages from occurring.

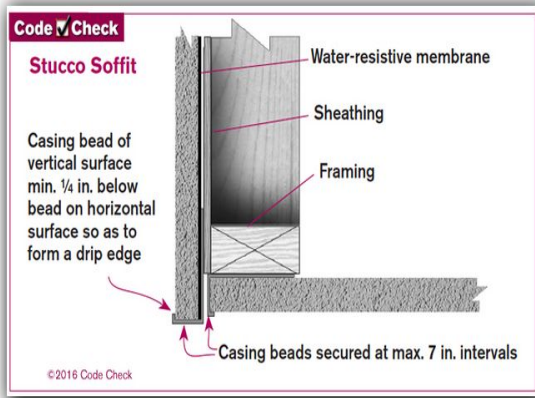
1- 6.1



1- 6.2



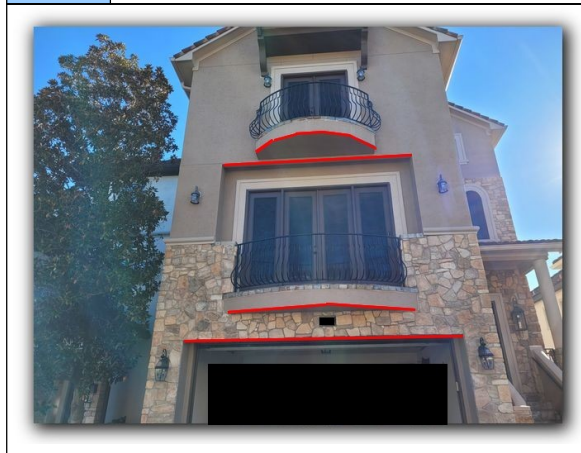
1 - 7: Missing Drainage Openings: Drainage openings are not installed at the stucco walls / soffit. Drainage openings assist with allowing incidental moisture to escape. Incidental moisture can become trapped in these enclosed areas, sometimes referred to as a "stucco bucket". This trapped moisture can lead to wood rot at the substrate and framing. If elevated moisture or possible substrate / framing damage was found, a drainage opening should be installed during repairs.



1- 7.1



1- 7.2



Right Side of Structure

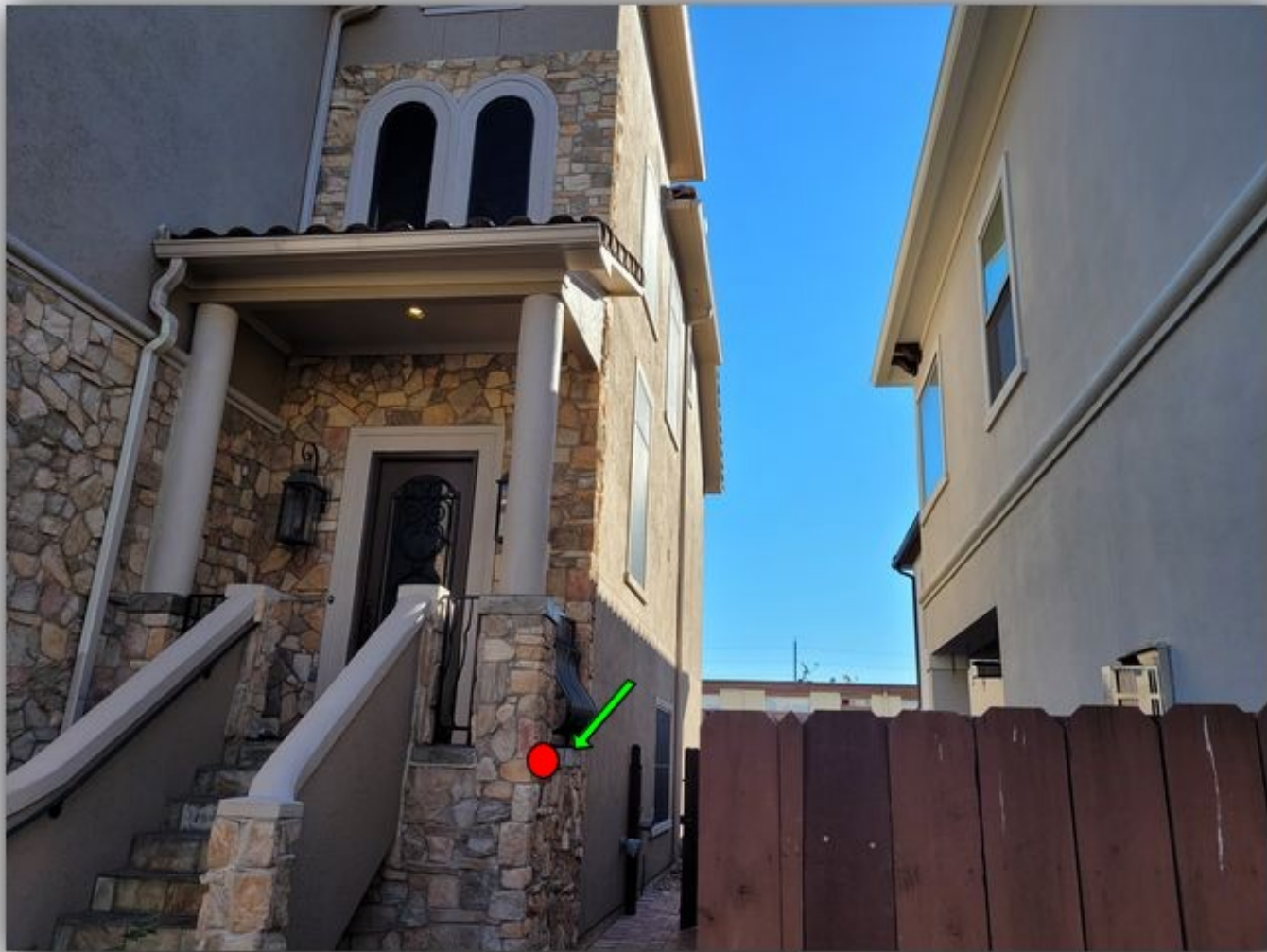
Moisture Testing (2)



Test Location	Moisture Content	Substrate Condition	Additional comments
A	<15%	Firm	Diverter flashing not installed at landing and wall intersection.
B	<15%	Firm	Diverter flashing not installed at landing and wall intersection.
C	<15%	Firm	
D	<15%	Firm	
E	<15%	Firm	
F	<15%	Firm	
G	<15%	Firm	
H	<15%	Firm	

Right Side of Structure

Deficiencies (2)



Identifier	Comments
Red Dot	Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.
Green Arrow	Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

Right Side of Structure Photo Observations (2)

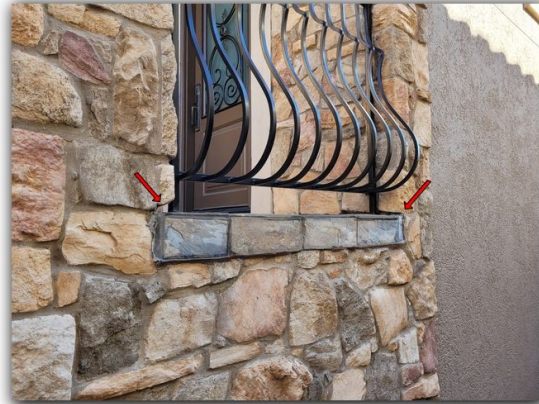
2 - 1: Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.



2- 1.1



2- 1.2



2 - 2: Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

2- 2.1



2- 2.2



Rear Side of Structure Moisture Testing (3)



Test Location	Moisture Content	Substrate Condition	Additional comments
A	<15%	Firm	Damaged / aged sealant at windows.
B	<15%	Firm	Damaged / aged sealant at windows.
C	<15%	Firm	Damaged / aged sealant at windows.
D	<15%	Firm	Damaged / aged sealant at windows.
E	<15%	Firm	Diverter flashing not installed at balcony intersection.
F	<15%	Firm	
G	<15%	Firm	
H	<15%	Firm	Diverter flashing not installed at balcony intersection.
I	<15%	Firm	Drainage relief not present.
J	<15%	Firm	Drainage relief not present.

Rear Side of Structure Deficiencies (3)



Identifier	Comments
Blue Arrows	Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.
Pink Arrow	Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.
Red Dots	Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.
Green Line	Missing Z-Flashing: Z-flashing was not installed above the ledger board for the pergola at the rear exterior. Z-flashing helps prevent moisture intrusion. At minimum, the sealants at this location should be maintained in good condition.
Red Line	Missing Drainage Openings: Drainage openings are not installed at the stucco walls / soffit. Drainage openings assist with allowing incidental moisture to escape. Incidental moisture can become trapped in these enclosed areas, sometimes referred to as a "stucco bucket". This trapped moisture can lead to wood rot at the substrate and framing. If elevated moisture or possible substrate / framing damage was found, a drainage opening should be installed during repairs.

Rear Side of Structure Photo Observations (3)

3 - 1: Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.

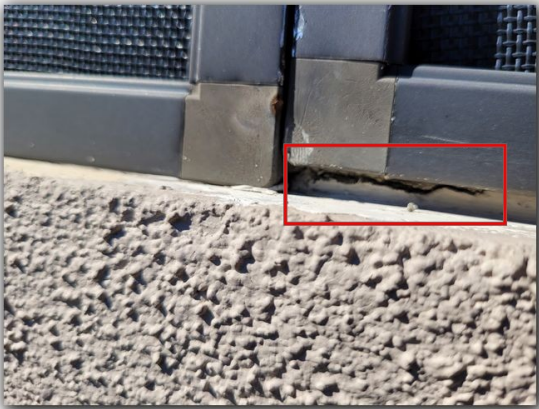
3- 1.1 Seal window



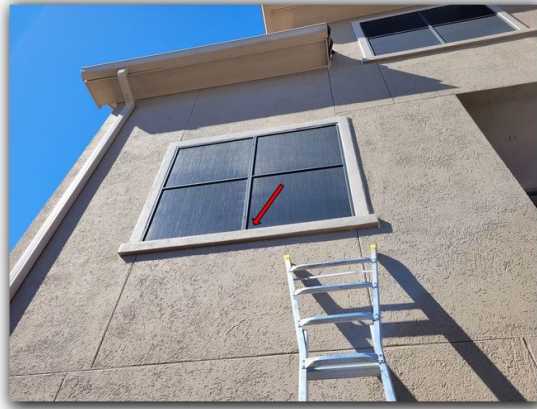
3- 1.2



3- 1.3 Seal window



3- 1.4



3- 1.5 Seal rear door frame



3- 1.6

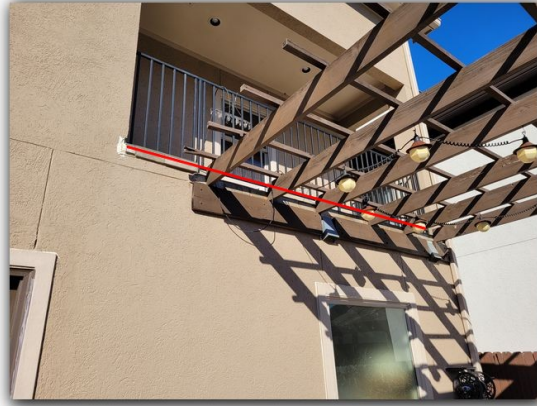


3 - 2: Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

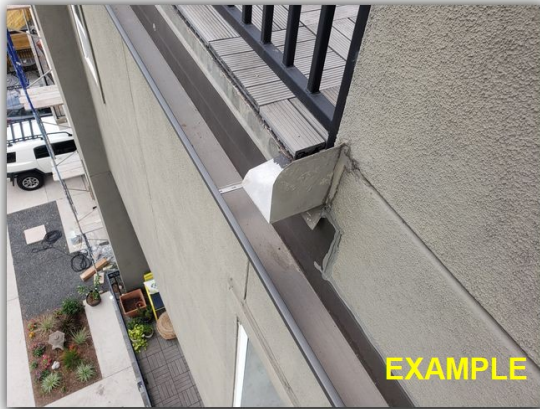
3- 2.1



3- 2.2



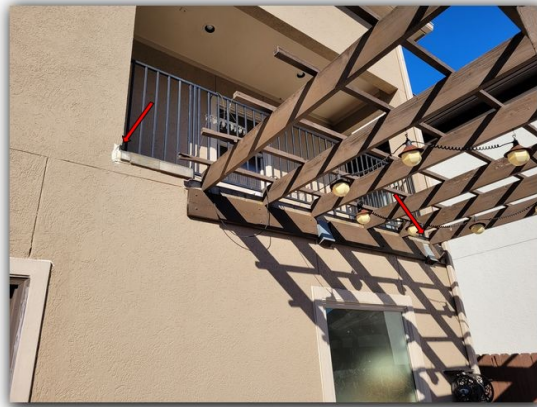
3 - 3: Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.



3- 3.1



3- 3.2

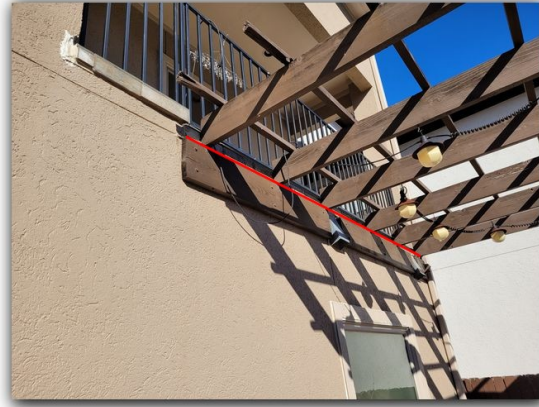


3 - 4: Missing Z-Flashing: Z-flashing was not installed above the ledger board for the pergola at the rear exterior. Z-flashing helps prevent moisture intrusion. At minimum, the sealants at this location should be maintained in good condition.

3- 4.1

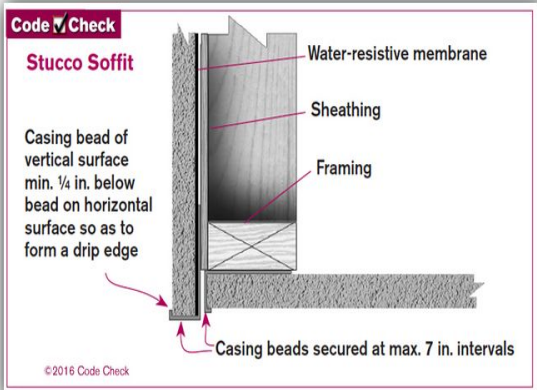


3- 4.2

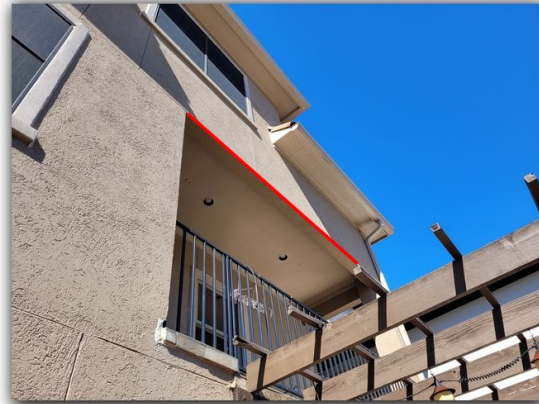


3 - 5: Missing Drainage Openings: Drainage openings are not installed at the stucco walls / soffit. Drainage openings assist with allowing incidental moisture to escape. Incidental moisture can become trapped in these enclosed areas, sometimes referred to as a "stucco bucket". This trapped moisture can lead to wood rot at the substrate and framing. **If** elevated moisture or possible substrate / framing damage was found, a drainage opening should be installed during repairs.

3- 5.1



3- 5.2



Left Side of Structure Moisture Testing (4)



Test Location	Moisture Content	Substrate Condition	Additional comments
A	<15%	Firm	Diverter flashing not installed at balcony intersection.
B	<15%	Firm	Diverter flashing not installed at balcony intersection.
C	<15%	Firm	
D	<15%	Firm	
E	<15%	Firm	
F	<15%	Firm	
G	<15%	Firm	
H	<15%	Firm	
I	<15%	Firm	
J	<15%	Firm	
K	<15%	Firm	
L	<15%	Firm	
M	<15%	Firm	
N	<15%	Firm	

Left Side of Structure Deficiencies (4)



Identifier	Comments
Blue Arrows	Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.
Green Arrow	Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.
Red Arrow	Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.

Left Side of Structure Photo Observations (4)

4 - 1: Damaged / Aged / Missing Sealant: Damaged, aged, and / or missing sealant was found at wall penetrations, joints, windows, and / or other voids on the exterior. Properly installed sealant provides a barrier against moisture intrusion. Recommend repairs using a top quality, low modulus, polyurethane sealant or sealant recommended by the manufacturer of your system.

4- 1.1 Remove unused anchors and seal holes



4- 1.2 Seal penetrations



4- 1.3



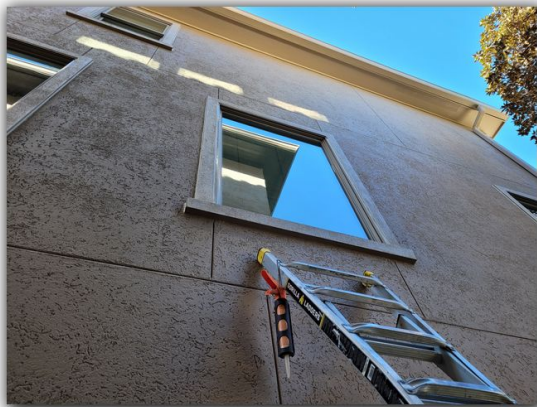
4- 1.4 Seal vent damper



4- 1.5 Seal window



4- 1.6



4 - 2: Tiles On Drip Edge Flashing: Tiles have been installed on the drip edge flashing. Tiles can prevent water from draining as intended and can cause rust to occur. Removal of the tiles is recommended. Once the tiles have been removed, it is recommended that the drip edge flashing is inspected for damage or rust.

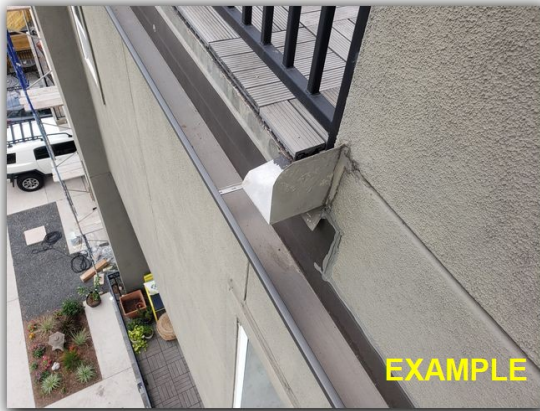
4- 2.1



4- 2.2



4 - 3: Balcony Diverter Flashing Missing: Diverter flashing has not been installed at the wall and balcony intersections. Diverter flashing helps to prevent moisture intrusion and allow water to properly drain away from the wall. It is recommended to install diverter flashing when elevated moisture or damage is covered as a result of the missing flashing.



4- 3.1



4- 3.2



General Photo Observations

G - 1: Leaks at Stairs: Signs of leaks (stains/discolorations) were observed at the stairs. It is recommended to consult a qualified contractor to repair as needed.

G- 1.1



G- 1.2



G - 2: Evidence of a previous inspection (holes) was found during the inspection. The inspector identified one unsealed hole from the previous inspection and sealed it.

G- 2.1 Test holes unsealed



G- 2.2 Test holes in mortar

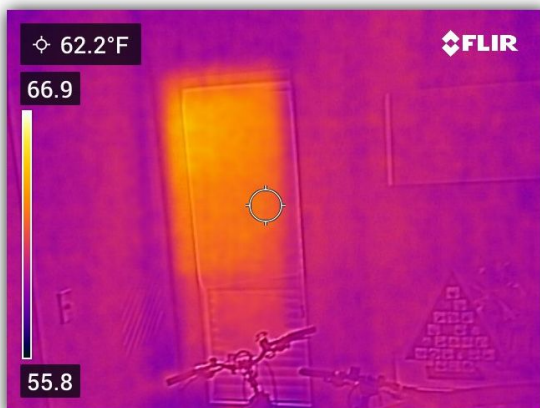
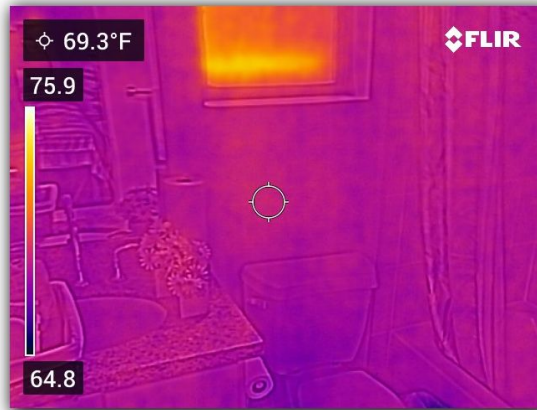


Infrared Photos

During the inspection, an infrared (thermal) camera was used to help identify areas of possible moisture penetrations.

- The camera was used on the interior side of the exterior walls with stucco cladding only. The camera is not used on the exterior of home.
- Infrared thermal imaging can only assist with identifying leaks that have *also* affected in the interior walls.
- Not finding areas of concern with an infrared thermal imager *does not* imply that stucco leaks do not exist.

No abnormalities were discovered with the infrared camera at the time of the inspection. Photos from the inspection are provided below:



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Now That You've Had A Stucco Inspection Maintenance Guide

Maintenance is key to preventing costly repairs down the road. Therefore, we have created a maintenance guide to help you maintain your stucco. Be sure to click back to your email and download it!

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*Stucco
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Guide*

Preventative maintenance should be performed on every component of every house. It's what keeps everything running smoothly, and helps prevent unnecessary surprises. While stucco is a strong, durable exterior cladding, preventive maintenance will help its ability to protect your home from the elements. This guide is simply that; just a guide. Your specific home may require extra attention, and speaking with your inspector or a reputable stucco contractor can help you address all of your home's needs.

What will we cover in this guide:



- Repairs
- Sealants
- Flashing Details
- Paint & Coatings
- Cracks
- Clearances
- Stucco Cleaning
- Sprinkler Systems



STUCCO PRO INSPECTIONS

This inspection was performed as a visual & invasive testing inspection of areas accessible from a 2-story ladder or by using the exterior openings from within the home to gain access to the exterior, i.e. windows, balconies, etc.. The inspector can not move the home owner's furnishings to gain access to exterior openings.

This document 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, accessibility, and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on or not accessible. The inspection is limited to the accessible areas. Please know that this system is composed of many details, which can not be exposed without the removal of portions of the system. This inspection and report are not a warranty or guaranty, of any kind whatsoever, that all work and materials on this property are in complete conformity and compliance with installation specifications or that such installation and material will necessarily perform as intended. It is suggested that a follow-up inspection be completed in 12 - 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.

Thank you for giving us the opportunity to perform this inspection. We appreciate your business and the confidence you have placed in us. If you have any questions, please feel free to contact us at 713-903-1240 or email us at office@stuccoproinspect.com.

With appreciation,



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