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## **CLADDING MOISTURE REPORT**



INSPECTED FOR

**Stucco Inspection  
1234 Any Address  
TX**

**May 8, 2020**

## **Cladding Inspection Report**

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**Prepared For:** Stucco Inspection

**Subject Property :** 1234 Any Address, TX

**Evaluator:** Chris Murphy, Lic #20503  
(Name of Inspector)

05/08/2020  
(Date)

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### **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 impractical. 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.

<p><b>TREC Notice:</b> 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.</p>
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## General Information

People Present	Buyers Agent, Seller		
Weather Conditions:	Cloudy Overcast	Temperature at time of inspection:	80 ° to 90 °
Humidity:	% rh	Last Rain Fall:	More than 72 hours
Age of Property:		Age of System:	
Name of Installer:	Unknown	Installers Phone #:	Unknown
Name of Builder:	Unknown	Builders Phone #:	Unknown
System Manufacturer:	Unknown	How Verified:	Unknown
Mesh Color:	Not Visible	Type of Mesh:	Not Visible
Type of Windows:	Metal	Substrate Type:	Wood
Occupied:	Yes	Orientation of Structure: (For Purpose Of This Report Front Faces):	North

Stucco Locations:	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Right Side <input checked="" type="checkbox"/> Left Side <input type="checkbox"/> Rear <input type="checkbox"/> Chimney <input type="checkbox"/> Other:
Stone Locations	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Front <input type="checkbox"/> Right Side <input type="checkbox"/> Left Side <input type="checkbox"/> Rear <input type="checkbox"/> Chimney <input type="checkbox"/> Other:

Type of Cladding Present	
<input checked="" type="checkbox"/>	<b>EIFS/Synthetic Stucco:</b> 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.
<input type="checkbox"/>	<b>Cement Base Stucco/Traditional Stucco:</b> 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.
<input type="checkbox"/>	<b>Decorative Trim:</b> 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.
<input type="checkbox"/>	<b>Hybrid System:</b> 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.
<input type="checkbox"/>	<b>Pre-Manufactured Stucco Type Panels:</b> 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.
<input type="checkbox"/>	<b>Dimension Stone Cladding:</b> 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.
<input type="checkbox"/>	<b>Adhered Manufactured Stone Veneer (AMSV):</b> 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.

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Verification Methods	
Sounding / Tapping:	<input checked="" type="checkbox"/> Hollow <input checked="" type="checkbox"/> Solid
Removed Trim/Outlets/ Fixtures, etc.	<input type="checkbox"/> Door <input type="checkbox"/> Window
	<input type="checkbox"/> Outlet(s) <input type="checkbox"/> Light Fixture
	<input checked="" type="checkbox"/> Other:
Thickness of base & finish combined:	5/8"
EIFS Insulation board "EPS" thickness:	5/8"

### 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the cladding system terminate above grade?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does the cladding system terminate 2-inches above roofing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are there any areas with cracking or surface damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are sealant joints present at windows and doors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are sealant joints present at all intersections of the cladding system and dissimilar materials other than windows and doors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are there areas that the sealant is failing and needs repaired/replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Are there diverter (kickout) flashing details properly installed in required locations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are window and door flashing details installed properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are downspouts installed properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Are chimney flashing details installed properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are all exterior fixtures installed properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are all utility penetrations properly sealed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Are all decks installed properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Are all deck flashing details installed properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Are all trim elements properly sloped?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Where there elevated moisture readings observed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Are horizontal cross grain movement joints present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Are there any areas with impact or mechanical damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Are the sprinkler heads installed at least 12-inches from the exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Is the vegetation and foliage trimmed at least 18-inches from the exterior walls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## I. OBSERVATIONS AND COMMENTS

### Front Side of Structure



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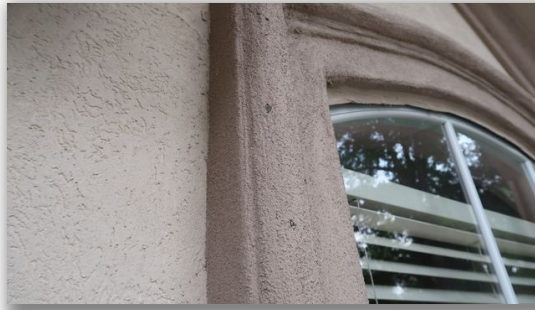
### Observations and Comments:

#### Item Number 1

- The EPS band(s) were observed to be damaged and [repairs are recommended](#).







## Item Number 2

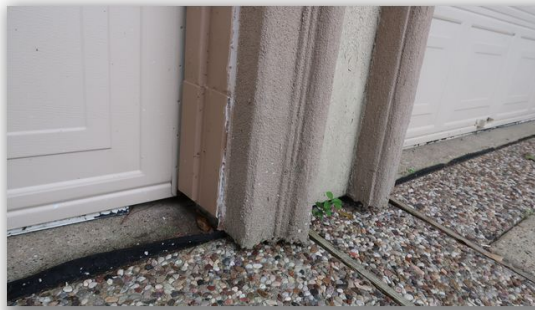
- The EPS is not properly wrapped (back wrap) at the lower edge / bottom termination. It is recommended to wrap the lower termination so to totally encapsulate the EPS to seal and strengthen the system. These is performed by bringing the reinforcing mesh around the system terminations and embedded it in base coat.





### Item Number 3

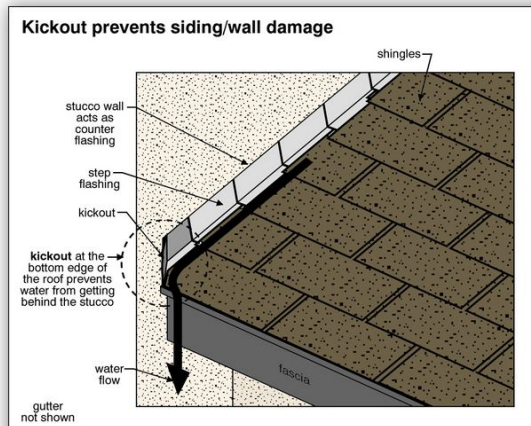
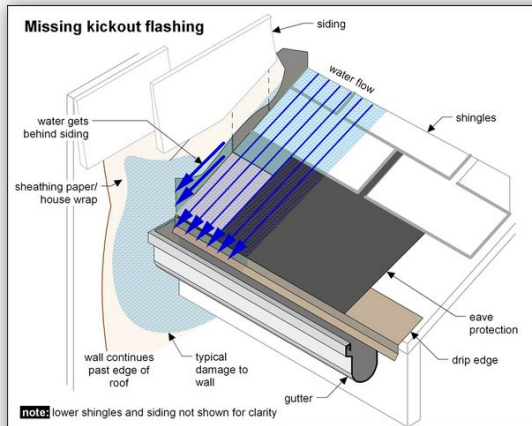
- The stucco has poor clearance from the concrete flatwork. Under current installation standards, there should be at least 1.5 to 2-inches of clearance between the concrete flatwork and the stucco material. There are no visible defects related to this application at this time and **no remedial repairs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





## Item Number 4

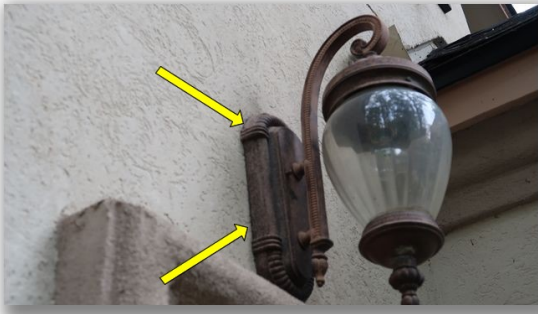
- There is missing kickout flashing details at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points. It is recommended to have kickout flashing details installed to help prevent future water intrusion at this locations. No remedial repairs are recommended.
- **No remedial repairs are recommend** The inspector performed an intrusive moisture tested and did not identify any moisture issues. It is recommended to continue the caulking maintenance in this area to prevent any future moisture issues.



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### Item Number 5

- 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 elastomeric caulking / sealant.



### Item Number 6

- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. It is recommended to use an elastomeric caulking / sealant.



### Item Number 7

- All sprinkler heads within 12-inches 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.



### Item Number 8

- The lower track / weep screed was observed to be rusted in one or more locations. There are no visible defects related to this condition at this time and no remedial repairs are recommended. The cause of the rust is due to the sprinklers spraying on to the stucco wall.





## Right Side of Structure



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### Observations and Comment:

#### Item Number 1

- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. It is recommended to use an elastomeric caulking / sealant.



### Left Side of Structure



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### Observations and Comments:

#### Item Number 1

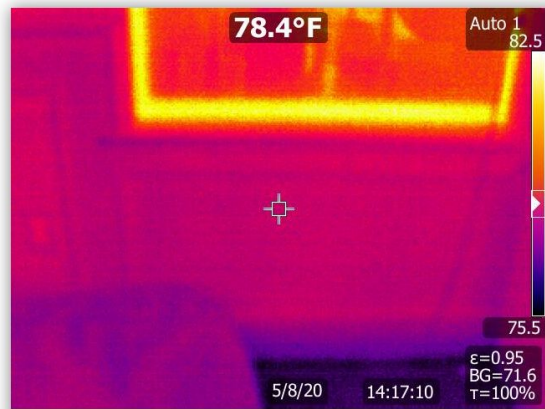
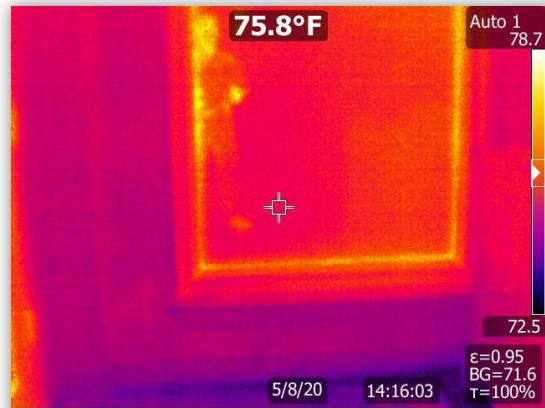
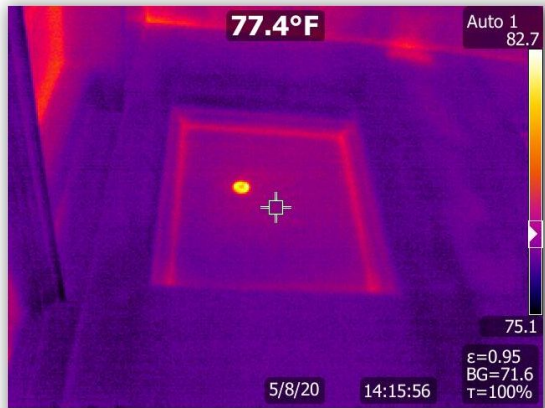
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. It is recommended to use an elastomeric caulking / sealant.



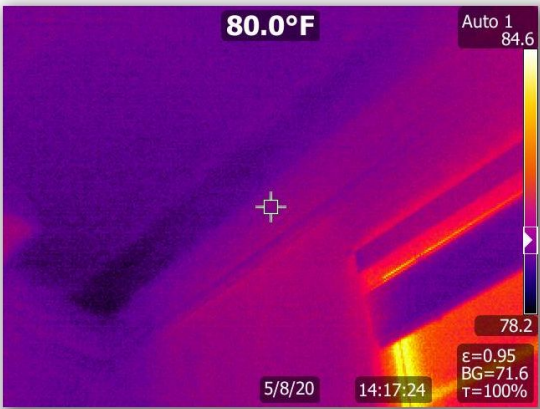


## II. PHOTO SUMMARY











### III. CLADDING MOISTURE EVALUATION AGREEMENT

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 05/13/2020, between Stucco Inspection (herein known as the Client) and A-Action Home Inspection Group (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 1234 Any Address (herein known as the property).

#### PURPOSE

The purpose of this moisture inspection is to help assess the condition of the cladding system 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 best to modify your home to address any moisture problems that may be indicated by this inspection.

#### I. SCOPE OF SERVICES

- A. The purpose of the inspection is to provide the Client with information regarding the general condition of the cladding system at the time of inspection. Provide detailed information on typical moisture-related problems in the cladding system to assist the Client in maintaining the value of your home. The Inspector will conduct random electronic moisture scanning of the building envelope and prepare a report of observations of potential problem areas and recording any high readings found.
- B. A moisture inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the cladding system and components of a building envelope such as; cladding, exterior sealants, flashing, windows, doors, roof-to-cladding transitions, parapets, gutters, deck-to-building connections, cladding terminations and any penetrations through the cladding.
- C. In exchange for the inspection fee paid (\$0) by the Client, the Inspector agrees to provide the Client with an Cladding Moisture Report setting out the Inspector's professional opinions concerning the condition of the cladding system further described in the report. The inspection will be performed in accordance with the inspection protocol promulgated by the Exterior Design Institute. Inspector will attempt to identify major defects and problems with the cladding system. However, Client acknowledges that the Cladding Moisture Report may not identify all defects or problems.
- D. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems, components and conditions which are not specifically addressed in the Cladding Moisture Report are excluded.
- E. The Cladding Moisture Report may indicate one of the following opinions of the Inspector regarding a particular item:
  1. The cladding system and components are performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  2. The cladding system or components are in need of replacement, maintenance or repair; or
  3. Further evaluation or core sampling needs to be performed by a qualified by an expert.

#### II. INSPECTION REPORT

- A. The Cladding Moisture Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for replacement, maintenance or repair of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property.  
**By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
  1. the presence, absence, or risk of environmental conditions such as asbestos, lead based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  2. presence or absence of pests, termites, or other wood destroying insects or organisms;
  3. compliance with any ordinances, statutes or restrictions, code, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;
  4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Cladding Moisture Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements

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should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.

- D. As noted above, the Cladding Moisture Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. 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 cladding to allow for visual inspection. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as cladding's, exterior sealants, flashing, windows, doors, roof-to-cladding transitions, parapets, gutters, deck-to-building connections, cladding terminations and any penetrations through the cladding and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive.
2. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
3. That any of the items inspected are designed or constructed in a good and workmanlike manner;
4. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
5. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING CLADDING MOISTURE EVALUATIONS, IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. THE CLIENT HEREIN UNDERSTANDS THE INSPECTOR'S TOTAL LIMIT OF LIABILITY AS RELATED TO THIS PROPERTY IS \$0.**

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Cladding Moisture Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Cladding Moisture Report may be released to the Client's Real Estate Agent.

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