

Moisture Management LLC

Consulting/ Inspection Agreement

This agreement is to conduct a limited inspection of the stucco/ cladding system. The level of inspection protocol to be chosen by the customer, signified by the initial line below. Each protocol, at different levels of inspection are designed to help determine if any water intrusion or wood rot exist in the cladding system. We also examine the visible application of how the system was applied and look for current or potential failure points.

Interior electronic scans will be conducted to the interior side of the exterior walls. On Exterior Insulation Finish Systems(EIFS) a **exterior electronic** scan will also be conducted to the exterior side of the walls. Exterior scans cannot be conducted on hard coat and most direct applied stucco systems. **Moisture Probing** will be conducted on most stucco systems, the amount of probing depends on the protocol chosen and the design of the home or structure. Moisture probing involves drilling or punching small holes in the stucco system about 1/8 to 1/4 inch wide.(Two holes per test area 3/4 inch part). A Delmhorst meter probe test instrument will be inserted into the holes to measure the moisture levels at the substrate board. A resistance test of the substrate will also be completed to determine if any wood rot exist.

These test will be conducted at cladding details known to be high risk areas for moisture intrusion. The number of probes depend upon the protocol chosen. All probes will be sealed with sealant and generally are not noticeable.

Testing equipment at best is never 100% exact, but are tools combined with training and knowledge used to gather information that gives a effective survey of the cladding system. This inspection **is limited** if any problem areas are observed (such as wood rot) a further investigation may be needed to to determine the extent of the problem and the needed repairs.(Often by a remedial contractor)

Basic Inspection Protocol- includes electronic scans and a few probes (4-6) to suspect areas or areas common to be leak areas. A report will be provided (PDF) with digital photos, highlighting any found problems with descriptive text and a summary of findings.

Cost of this inspection _____ **Selected initial here** _____

Full Inspection (Moisture Free Warranty Inspection Protocol)- includes electronic scans and probes at **every accessible window, roof termination, deck transition,** or suspect areas common as leak problems.(Usually 20-40 probes) A report will be provided (PDF) with several digital photos highlighting any found problems with descriptive text and summary of findings.

Cost of this inspection _____ **Selected initial here** _____

Inspection Fee due upon completion before report is submitted.

Limitation of Liability -Moisture Management LLC, owner Patrick Nooner or associates are acting as a 3rd party consultant. We do not guarantee that any and all findings are all inconclusive and that all problem areas will be discovered. We are not liable for any hidden failures or damages, unseen defects or failures in the product cladding systems and hereby disclaim any liabilities. This agreement will hold harmless and releases Moisture Management LLC from any liability resulting from this inspection, including damages, cost, expenses or attorneys fees that may incur. .

Property address _____ **City** _____ **State** _____ **Zip** _____

Customer Signature (If other than owner) _____ **Date** _____

Probe inspection release- Owner (or representative) hereby gives permission to perform the inspection and Delmhorst meter probing

Owner _____ **Date** _____

Inspection Protocols

Basic Inspection Protocol- Generally this protocol provides enough information, if there are no signs of water intrusion and no suspected problems in the cladding system. In the process of this inspection if problems are found, customers sometimes upgrade to the next protocol.

Procedure

- **Visual check of specific details known to cause the majority of problems in stucco and other cladding systems.**
- **Random exterior and interior electronic scans for moisture.**
- **A few Delmhorst meter probes at suspect areas generally limited to 4-6 probes.**
- **A report provided, including digital photographs and text comments of details observed.**
- **A summary discussing the findings.**
- **Phone support or clarification of the report findings**
- **Follow up inspection if needed at a discounted rate.**

Moisture Free Warranty Inspection Protocol

This protocol developed by Moisture Warranty Corporation who offer stucco warranties on qualified properties which have been inspected using this protocol and re mediated according to their requirements. The warranties once issued are renewable and transferable. Specific updated information concerning Moisture Free Warranties are available on line at www.moisturewarranty.com or call 1-800-400-8679

Note: The inspection is **NOT a Moisture Free Warranty** nor a guarantee that a warranty will be issued.

The Moisture Free Warranty protocol includes

- **Visual check of all specific details known to cause the majority of problems in stucco and other cladding systems.**
- **Random exterior and interior electronic scans for moisture**
- **Delmhorst meter probes at all ready accessible windows, 3 locations below every kickout flashing detail to the 2nd floor, 3 locations below every deck termination, suspected areas of high moisture scans or wood rot. The number of Probes could be from 20 to 40 depending on structural design.**
- **A more detailed report including several digital photographs and text comments of details observed.**
- **A summary discussing the findings.**
- **Phone support or clarification of the report findings**
- **Follow up inspection if needed at a discounted rate.**