



## Stucco Moisture Inspection Report

**For the Property Located At:**  
Sample Inspection St.

**Report Prepared Exclusively For:**  
Potential Buyer



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(To large to E mail go to [www.MoistureConsultantsInc.com](http://www.MoistureConsultantsInc.com) web site to obtain)

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## 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 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.*

**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, flashing, 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 observations 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 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 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.



C E R T I F I E D

MoistureFree Warranty



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## Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners	Noone knows	Buyers	If everthinggoeswell
Property Address		Buyers Address	
City, State, ZIP	Somewhereville FL	City, State, ZIP	
Phone		Phone	
Owner's Email		Buyer's Email	
Owners Realtor	Wishitwasme	Buyers Realtor	
Realty Company	Destin	Realty Company	
Phone		Phone	
FAX		FAX	
Realtor's Email		Realtor's Email	
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior	DEFS	Date of Inspection	
Substrate (if known)	OSB (Oriented Strand Board)	Inspector	Patrick Nooner
Age of Property	11 years	Present at Inspection	Owner
Square Footage	3300	Temperature/Humidity	upper 80's avg 60%
Stories	2	Weather Conditions	Fair
Type of Windows	GA (General Aluminum)	Last Rain	Within last few days

Inspection Test Equipment					
Test Equipment Description		Test Range			Setting
		Low	Medium	High	
A	Tramex Interior Moisture Encounter	10-14	15-19	> 19	2
B	Tramex Exterior Wet Wall Detector	10 - 20	21-50	51-100	4.5
C	Delmorst Moisture Probe Meter	10-14	15-19	> 19	1
D	Structural Resistance Tester (SRT)	>44 = Pass	<44 = Fail	Higher is better	

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.



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## General Observations

Item Description	Yes	No	Improper	Comments
Sealants at window perimeters		X	X	No sealants present at window perimeters
Mitre joints (bottom corners) of windows	X			Most sealed, all window casemwnts should be checked and sealed under the window sash
Alarm sensor penetrations at windows		X		
Fixed window units and mullion joints	X			Suggest to wet-glaze all elements of fixed window units including bottom miter joints (see photos), mullions, wood trim, etc.
Head flashing at top of windows		X		Common for this area.
Sealants around door perimeter		X		Suggest sealing the front door perimeter which is exposed to weather
Sealants at door threshold details		X		Front door only
Penetrations thru door threshold / tracks				N/A 1st floor doors
Head flashing at top of doors		X		Common for this area.
Penetrations through stucco sealed		X		Most sealed, some not, all penetrations through DEFS should be properly sealed
General appearance				Excellent general appearance
Cracking evident	X			Few minor hair line cracks noted--more may be present--see elev. Pages
Expansion joints / Control joints		X		Question if DEFS system needs expansion joint, no evidence of it being a problem on this residence. See summary
Exposed mesh		X		
Impact damage	X		X	Few areas of small impact damage noted
Rusting aggregates	X		X	Few rusting aggregated noted
Flat horizontal surfaces	X			Small areas at window bands
Delamination / Fasteners		X		
Terminations and Vinyl accessories				Termination appear OK in general
Transition joints (stucco to brick, etc.)	X			Stucco cap on brick knee wall does not appear to need sealant joint
Termination below grade (ground level)		X		
Termination below or at slab levels	X			System terminates at or below slab level at entrance , normal procedure
Deck flashing		X		N/A

## Random Scan & Probe Results



### UNDERSTANDING PROBE & SCANS

**Probe Readings:** Shown in approximate area where probe was made. **Numbers > 20 are considered high**  
**Substrate Resistance:** F=Firm (good) S=Soft (possible damage) SS=Surface Soft (possible minor damage)  
**Green Rectangles:** High Interior scan **High or Soft Probe readings are shown in RED**

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## Front Elevation Page



Item	Item Description	Applies to Entire Bldg	Observations / Comment
A	Efflorescence	No	Some stainage from water run off or migration thru the stucco band sealant will correct.
B	Kickout	No	Kickout flashing is missing and needs to be installed and properly sealed. Soffit termination needs sealed to stucco.
C	Windows	Yes	All window jams and sills need to be sealed to the stucco.
D	Fixed window	Yes	Suggest all fixed windows are sealed glass to frame, frame to frame and perimeters to stucco.
E	Door	No	Suggest front door perimeter sealed to stucco and jams sealed to threshold.

## Photo Observations



A.



A.



B. Missing kickout flashing detail.



B. Insure soffit sealed to stucco



C



C.

## Photo Observations



D. fixed window



E. Door perimeter sealant



E.



Misc- DEFS stucco applied over felt and OSB sheathing



Minor band cracking at a few locations



## Photo Observations



A



A Water entry points



A. Mullion joint also need sealed.



B.



C.



D.

## Rear Elevation



Item	Item Description	Applies to Entire Bldg	Observations / Comment
A	Windows	Yes	All window frames and construction (mullions joints) need to be sealed.
B	Cracks	No	Minor stucco band crack
C	Roof vent boots	No	Vent boots lifted, suggest refastening to roof and sealing.
D	Roof valley	No	Inspection of attic space below valley did not reveal any visible leak areas. No photo!
E.	Roof Terminations	Yes	Seal all soffit to stucco transitions.

## Photo Observations



A. Seal all window perimeters



A This type of fixed glass window should be sealed (wet glazed)



B. Random minor cracks in the stucco cap band



C. Vent boots here need fastened.



E. Seal roof terminations



Misc. Some rust aggregate in stucco finish thru out the system.



## Photo Observations



A. Insure all utility fixtures are sealed.



B.

## Summary

**Stucco system** - The stucco system is a DEFS or Direct applied Exterior Finish System. This system appears to be combined with a OSB( oriented stranded board) substrate with felt applied then a cement board ( Dura Rock) fiberglass mesh, base coat, and texture finish. This is a very good stucco system for water management if all the windows and flashing details are properly installed. The system is durable and has some measure of flexibility. There or no expansion joints installed, the installation of expansion joints is mostly a matter of opinion. There is no visible cracking in the wall stucco, which would indicate that the lack of expansion joints are not a problem since this house is 11 years old. Any cracking would have appeared a long time ago. The house has not been elastomeric coated where as the finish can be easily observed.

**Windows-** The window perimeters have never been sealed as well as the mullion joints. These should all be properly sealed ( tooled into place) with a good sealant, preferably Dow Corning 795 or equal silicone sealant. The joint detail is small at the window sills and will need a low modulus sealant to work properly. Other wise new stucco bands would have to be installed. A proper sealant joint can be installed with a skilled applicator. All window miters should be checked and sealed at the bottom corners under the sash.

**Kickout flashing-** The improper kick-out / roof terminations need to have a proper flashing installed and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measure. These areas need to be addressed as discussed in Cpt 3.4. of reference pages on line.

The left side of front entrance roof kick out detail appeared to have some soft probes at the substrate areas. This area should be checked out by cutting a hole in the sheet rock opposite of the soft probe area or into the stucco itself. The amount of water damage if any can be evaluated at that time. DEFS stucco systems can be a little difficult in repair and a skilled experienced mechanic should be consulted. The repair area will need to be coated, we suggest finding stopping points at the inside or outside corners of the wall area.

We suggest all roof /soffit termination are sealed to the stucco as a preventive measure.

**Cracks-** A few cracks were noted in the lower stucco shelf band over the brick knee wall. These are minor and pose no threat as they are over the brick/foundation. A repair can be done with a texture patching sealant and painted over with a matching house exterior coating.

**Rust and efflorescence stains** - Some areas noted where the finish has some 'rusting' aggregates as shown in close-up photo. This problem is caused by iron aggregates being left in the sand when the finish coating is manufactured. To correct the offending aggregate must be 'picked out' and the area cleaned with appropriate rust and efflorescence remover. With extreme cases the system needs to be coated to help prevent additional rusting to continue.



**Attic inspection-** A inspection to the assessable areas of the attic was done below a few roof valley details. No evidence of and water intrusion was observed at the time of the inspection.

**Roof vents boots-** A couple of vent boots appeared to be lifting (see report) and should be re attached and sealed in place.

**Utility's-** All wall attached or penetrating utility's should be sealed at the stucco, most were but a few were observed unsealed.

**Impact damage -** A small areas noted of impact damage at the garage door knee wall stucco band. (other areas could be present) These areas should be properly repaired as per EIFS manufacture.

The sprinklers should also be re aimed as needed to prevent wetting the DEFS, especially near cracks and at the window sills.

There are no 'exact' **industry level** standards for stucco repairs as yet. The above suggestions are based on our experience with the systems and emerging repair practices. We make no warranty whatsoever for the suggested repair methods. We recognize that there may be more than one way to effectively correct the reported problems. Repair contractors should specify their proposed methods and any applicable warranty.

Date

Patrick Nooner  
AWCI EDI certified  
Moisture Management LLC.