



Moisture Assessment Report

For the Property Located At:

2715 Newman Street,
Houston, Tx 77098
05/05/2015

Report Prepared For:

Judy and Jim Paukert





Jim and Judy Paukert
 2715 Newman Street,
 Houston, Tx 77098

Project Information

Project Information Client	Judy and Jim Paukert		
Street Address	2715 Newman Street		
City, State, Zip	Houston, Tx 77098		
Phone Number	N/A		
Property Owner	N/A		
Street Address	same		
City, State, ZIP	same		
Phone	N/A		
Type of Exterior	Cement Stucco	Date of Inspection	05/05/2015
Substrate	Plywood and OSB	Others Present	Yes
Age	N/A	Temperature	70 Degrees
Approx. SQ feet	N/A	Weather Conditions	Cloudy and Warm
Stories	2 stories	Last Rainfall	7 days ago
Type of windows	Metal Single Hung/Fixed	Consultant	Kevin Harbison

Inspection Test Equipment Test Range Settings

1. Tramex Wet Wall Detector	Low 10 - 20 Medium 21-50 High 51-100	Not Used
2. Delmhorst BD 2100	Low 10 -15 Medium 16 – 25 High 26-99	1
3. Bio Pump		Not Used

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.



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Summary Checklist

Caulking	Adequate	Not Adequate	N/A	Comments
Caulking Around Window Frame	partial			Suggest to reseal on all
Caulking AT Window Joints / Miters	partial			same
Caulking Around Door Frame	partial			Same
Caulking At Door Joints / Miters	partial			same
Caulking Around Other Breaches	partial			Same
Flat Accents Caulked or Angled	partial			same
Soffit, Frieze & Facia Boards Caulked	partial			same
Flashings / Diverters	Present	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall	X			
Balcony Flashings	X			
Other Attachment Flashings			X	
Chimney Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing	X			
Door Pan Flashing			X	
Terminations	Yes	No	N/A	Comments
Stucco is in contact with the concrete		X		
Stucco is in contact with the soil		X		



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Summary Checklist Continued

Miscellaneous	Yes	No	N/A	Comments
Sprinkler System Present	x			
Gutters Clean & Functioning			x	
Control Joints are Present	x			
Visible Stucco Damage/Cracking	partial			
Delamination is present		x		
Exterior Evidence Of Pest Infestation		x		
Dead Valley Present		x		



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Moisture Inspection Summary

- Always maintain sealants at all windows, doors and penetrations using textured polyurethane type sealants. Reseal all areas as needed.
- Seal all penetrations as needed. Some are not sealed. See Detail #5.6
- Some sealant separation noted at window areas. See Detail #5.2 and #5.3 - Assess all windows for sealant separation and seal as needed.
- Seal all penetrations as needed. See Detail #6.2 and #6.3
- Balcony bolts and fasteners lack sealants. See Detail #6.4 and #6.5 - Seal all balcony bolts and fasteners as needed.
- Exposed wood / substrate noted at door lower left and lower right. See Detail #7.2, #7.3 and #7.4 - Seal and adequately waterproof this area as needed.
- Sealant separation noted at window mullions. See Detail #9.5, #9.6 and #10.1 - Seal all mullions on all mulled windows as needed.
- Sealant separation noted at this window. Assess all windows and seal / reseal all separated areas as needed. See Detail #12.2
- Roof flashing terminations lack sealants. See Detail #12.3 - Seal all roof flashing areas as needed.
- Sprinkler overspray suspected in this area. Redirect all sprinkler heads away from stucco exterior. See Detail #13.2 and #13.3
- Seal all mullions at windows. See Detail #14.2, #14.3 and #14.4
- Some of the windows are more exposed to the weather and glazing the window will help to decrease incidental moisture intrusion that may be occurring from the window pane itself. Glazing the window is defined as using a silicone sealant and sealing the glass window pane to the metal frame and the metal frame to the metal frame. See Detail #14.4
- There are several areas that are showing signs of high moisture. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Soft and None)



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Moisture Inspection Summary

- 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. All caulk joints should be thoroughly cleaned before caulking to ensure the effectiveness and adherence of the caulk. Important Note: Check with your caulking contractor about painting concerns on silicone verses polyurethane caulks. Silicone cannot be painted over whereas polyurethane can.
- **It is suggested that a follow-up inspection be completed in 12 to 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.**
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards. The suggestions for corrections to prevent moisture intrusion and mold growth are given in accordance with the best judgment and experience that have been determined from previous inspections, repairs, and knowledge gained from our experience and other knowledgeable persons in the industry. No judgment is intended or given for any areas not reported on.
- **Please Note: StuccoSpec / Safe Aire does not perform home inspections. This document was prepared to point out likely areas of moisture intrusion. Moisture Control is the key to mold control. The investigations, opinions and recommendations/suggestions reported within this document are represented as a "mold prevention inspection" sanctioned by the Texas Department of State Health Services.**

This home was inspected by:

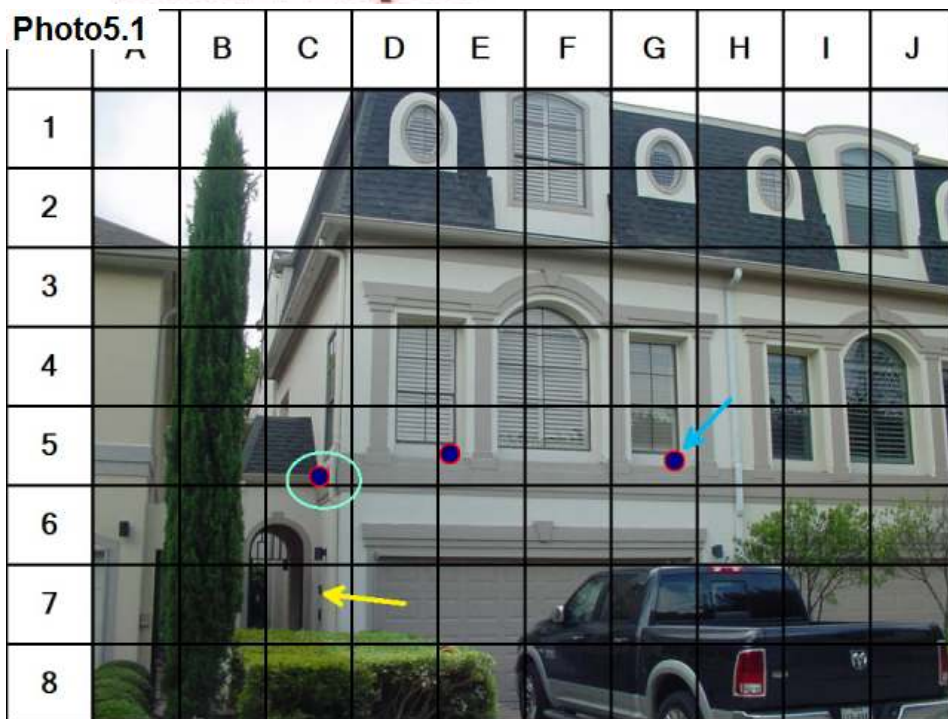
Kevin Harbison, Inspector
StuccoSpec

Texas Department of State Health Services

Mold Assessment Consultant / License Number: MAC 0223 exp July 2015



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Some sealant separation noted



Some sealant separation noted



Kickout flashings are present and sealed



Kickout flashings are present and sealed

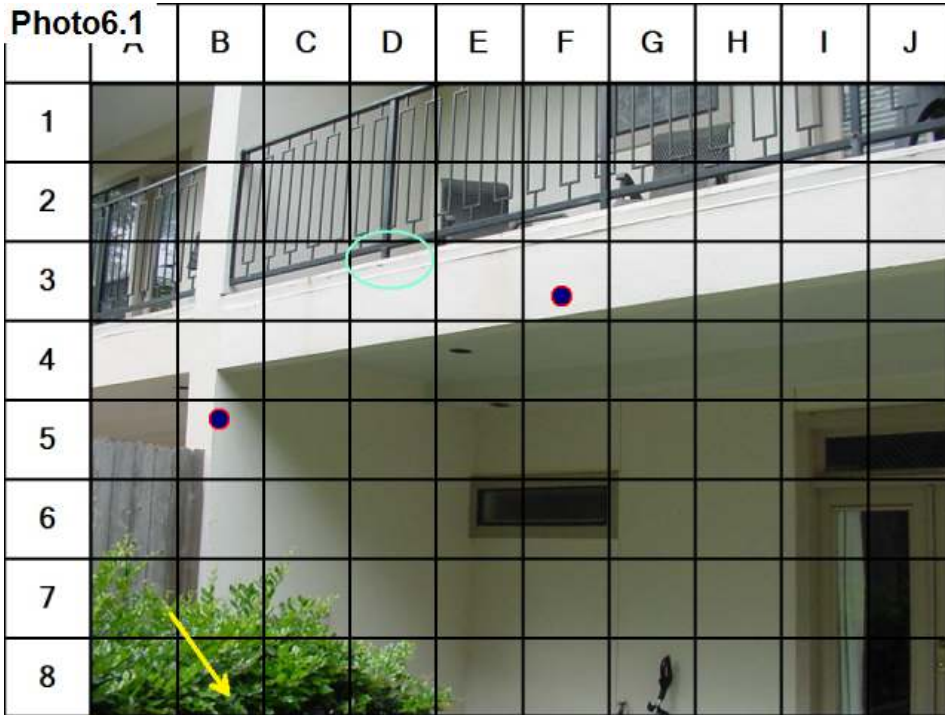


Seal all penetrations

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #5.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
G5	Moisture probe reading at window lower right	14%	Firm	Area where high moisture probe reading was taken at window lower right.	
E5 / C5	Moisture probe reading below window lower right and below kickout flashing.	10% / 17%	Firm / Firm	Area where moisture probe was made below window lower right and below kickout flashing.	
Blue Circle	Kickout Flashing			Kickout flashing is present and sealed. See Detail #5.4 and #5.5-	Ch.3.4
Yellow Arrow	Penetrations			Seal all penetrations as needed. Some are not sealed. See Detail #5.6	Ch 3.1
Blue Arrow	Sealant Separation at Windows			Some sealant separation noted at window areas. See Detail #5.2 and #5.3 - Assess all windows for sealant separation and seal as needed.	Ch 3.2



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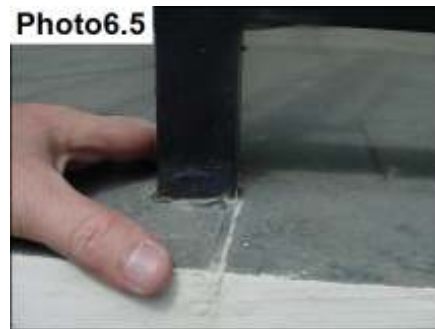
Seal all penetrations as needed



Seal all penetrations as needed



Seal all railing bolts / fasteners



Seal all railing bolts / fasteners

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #6.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
B5 / F3	Wall Below Balcony and at bottom of beam	10% / 16%	Firm / Firm	Area where moisture probe was made below balcony and at bottom of beam.	
Yellow Arrow	Penetrations			Seal all penetrations as needed. See Detail #6.2 and #6.3	Ch 3.1
Circle	Balcony Bolts and Fasteners			Balcony bolts and fasteners lack sealants. See Detail #6.4 and #6.5 - Seal all balcony bolts and fasteners as needed.	Ch 3.1



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Photo7.1	B	C	D	E	F	G	H	I	J
1									
2									
3									
4									
5									
6									
7									
8									



Exposed Wood noted here



Exposed Wood noted here



Exposed Wood noted here



Column base is on a concrete footing

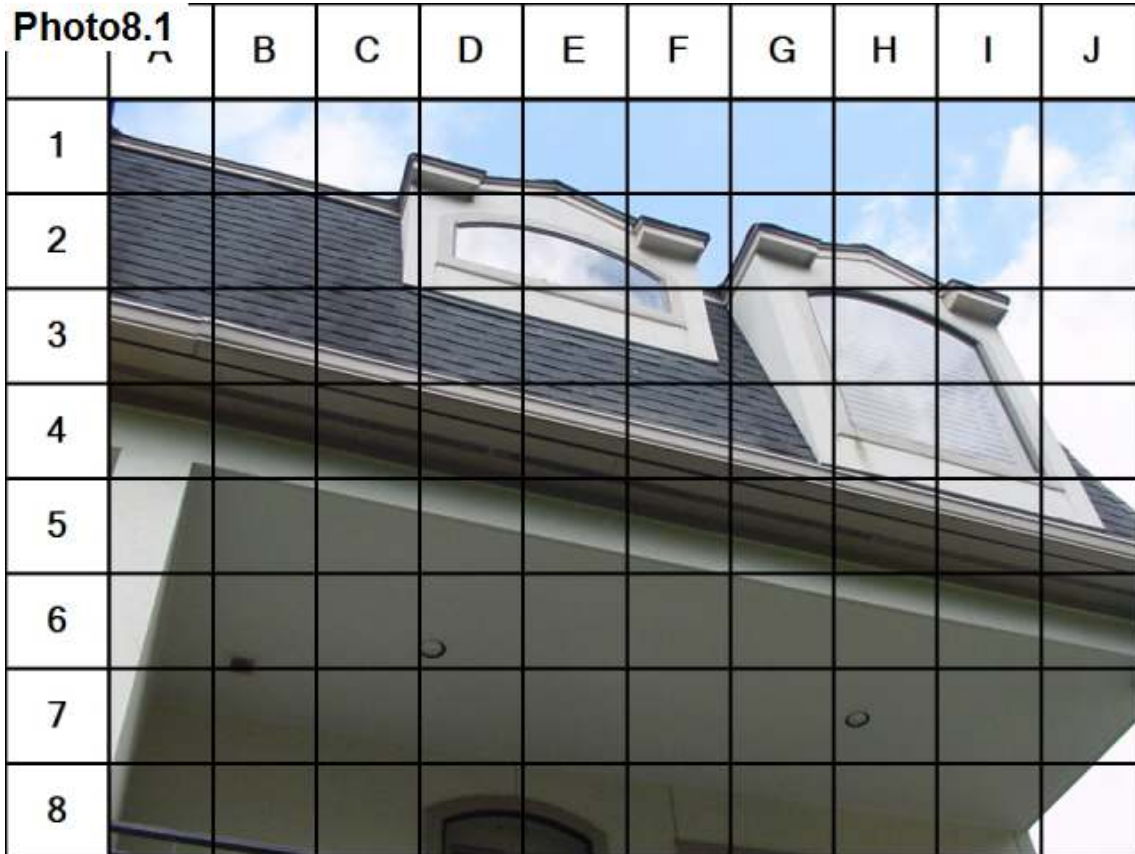


Column base is on a concrete footing

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #7.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
Red Arrows	Exposed Wood / Substrate			Exposed wood / substrate noted at door lower left and lower right. See Detail #7.2, #7.3 and #7.4 - Seal and adequately waterproof this area as needed.	
Circle	Column Base			Column base is installed onto a concrete footing. See Detail #7.5 and #7.6 - This is a proper detail.	



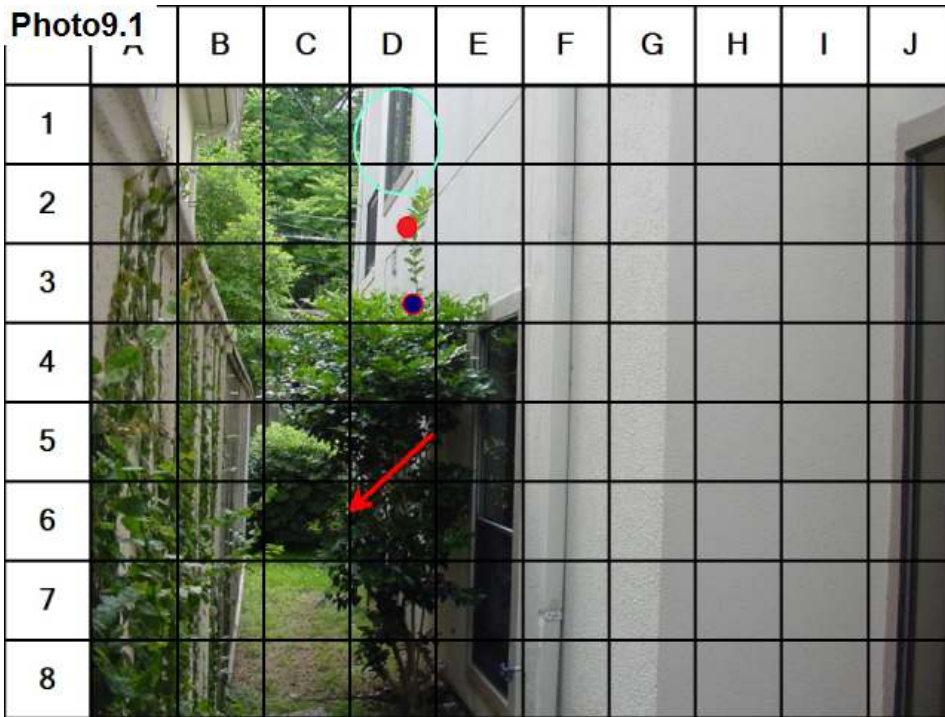
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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #8.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2



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Seal all penetrations



Seal all fasteners



Seal all penetrations



Seal all mullion locations on all windows / Sealant separation noted



Seal all mullion locations on all windows / Sealant separation noted

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #9.1	Chapter Reference
.	.	.	.	Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
D2	Window Lower Middle	31%	Semi Soft	High moisture probe was made below window lower middle. Semi soft substrate noted.	
D3	Below Window	17%	Semi Firm	Area where moisture probe was made below window.	
Red Arrow	Penetrations			Seal all penetrations as needed. See Detil #9.2, #9.3 and #9.4	Ch 3.1
Circle	Window Mullions			Sealant separation noted at window mullions. See Detail #9.5, #9.6 and #10.1 - Seal all mullions on all mulled windows as needed.	Ch 3.2



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Photo10.1



Seal all mullion locations on all windows / Sealant separation noted



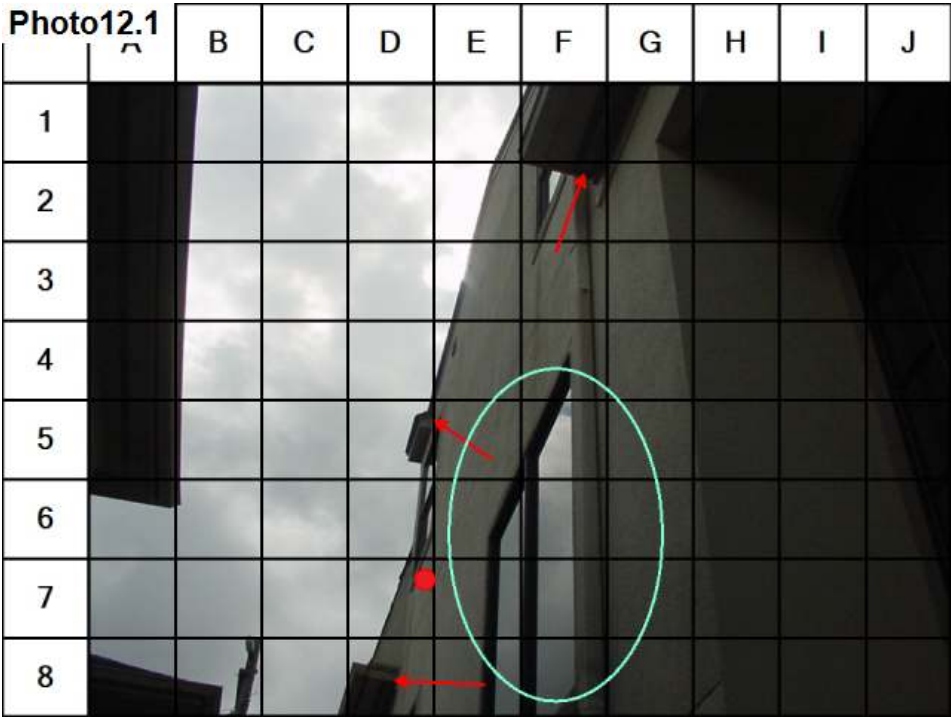
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Photo11.1		B	C	D	E	F	G	H	I	J
1										
2										
3										
4										
5										
6										
7										
8										

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #11.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2



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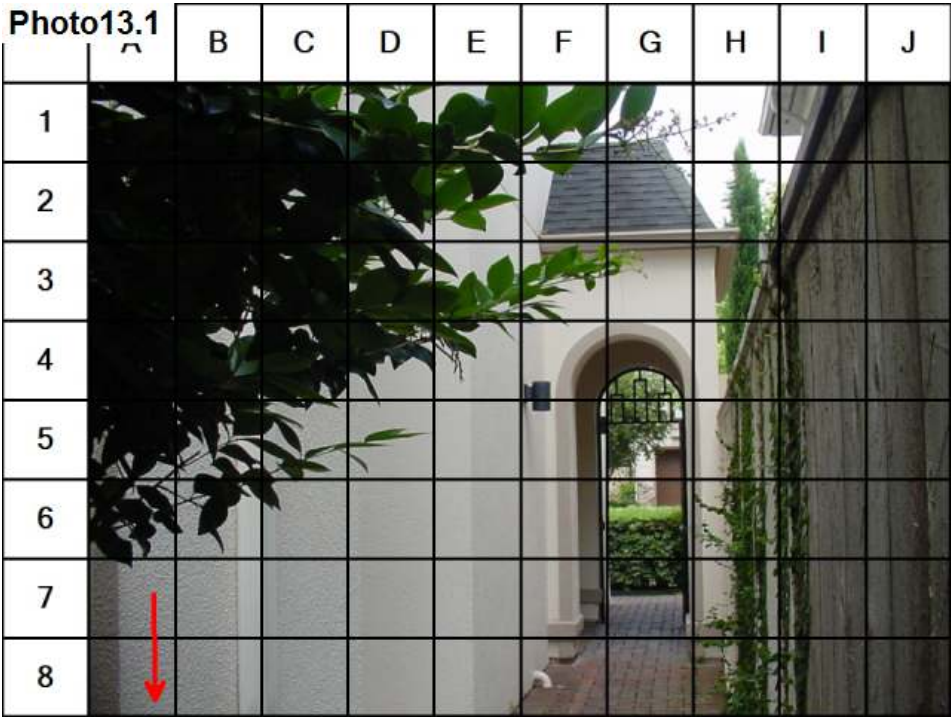


Seal all flashing terminations

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #12.1	Chapter Reference
.	.	.	.	Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
D7	Window Lower Left	28%	Semi Firm	High moisture probe was made below window lower left	
Circle	Sealant Separation			Sealant separation noted at this window. Assess all windows and seal / reseal all separated areas as needed. See Detail #12.2	
Re Arrows	Roof FLASHing Terminations			Roof flashing terminations lack sealants. See Detail #12.3 - Seal all roof flashing areas as needed.	



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Sprinklers noted on this home

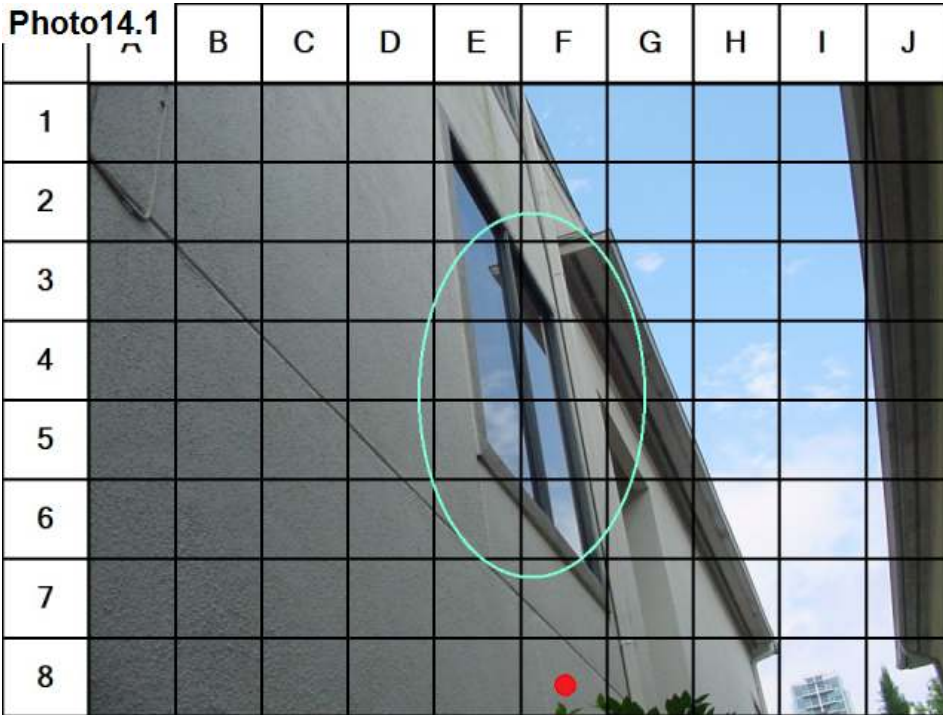


Sprinklers noted on this home

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #13.1	Chapter Reference
				Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
Arrow	Sprinklers			Sprinkler overspray suspected in this area. Redirect all sprinkler heads away from stucco exterior. See Detail #13.2 and #13.3	



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Clarification of Location / Window
 Upper Middle Below Mullid Window



Clarification of Location / Window
 Upper Middle Below Mullid Window



Seal all mullions on windows / Wet
 glaze all fixed windows

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #14.1	Chapter Reference
.	.	.	.	Always maintain sealants at all windows, doors and penetrations. Reseal all as needed.	Ch 3.1,3.2
F8	Window Upper Middle	40%	Semi Soft	High moisture probe was made at window upper middle below mullid windows. Semi Soft Substrate Noted	
Circle	Mullions			Seal all mullions at windows. See Detail #14.2, #14.3 and #14.4	
Circle	Wet Glaze all Fixed Windows			Some of the windows are more exposed to the weather and glazing the window will help to decrease incidental moisture intrusion that may be occurring from the window pane itself. Glazing the window is defined as using a silicone sealant and sealing the glass window pane to the metal frame and the metal frame to the metal frame. See Detail #14.4	