



Lone Star Stucco, LLC

Moisture Assessment Report

Edwards McReynolds

1616 Castle Ct

Houston, TX 77006

7/18/2019



Lone Star Stucco, LLC 2220 S Piney Pt Rd #208 Houston, TX 77063
Inspector's Cell: (936) 661-6612 (preferred text) **Office:** (936) 228-2268
Email: angelalonestarstucco@gmail.com



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Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Client Name	Edwards McReynolds	Type of Inspection	Moisture Assessment
Property Address	1616 Castle Ct	Date of Inspection	7/18/2019
City, State, ZIP	Houston, TX 77006	Temperature	95 Degrees
Phone	N/A	Weather	Clear
Square Footage (estimated)	3,237	Last Rain	3-5 Days
Approximate Age of Property	2005	In Attendance	Yes
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hard Coat		
Substrate	Wood		
Windows	Metal/ Single Hung/ Fixed		

Inspection Test Equipment		
Equipment Description	Test Range	Setting
Delmhorst Moisture Probe Meter- BD 2100	Low 6-13 /Medium 13-19 /High 19+	1
<p>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.</p>		



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Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame	X			
Caulking At Window Joints / Miters	X			
Caulking Around Door Frame	X			
Caulking At Door Joints / Miters	x			
Caulking Around Other Breaches	X			
Flat Accents Caulked or Angled	X			
Soffit, Frieze & Facia Boards Caulked	X			
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall	X			
Balcony Flashings			X	
Other Attachment Flashings			X	
Porches / Stoop Flashing			X	
Chimney Cap	X			
Chimney Cricket			X	
Window Head Flashing	X			
Door Head Flashing	X			
Column Flashing			X	
Terminations	Yes	No	N/A	Comments
Stucco In Contact With Flat Work		X		
Stucco In Contact With Soil		X		
Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning			X	
Cracks or Impact Damage	Minor			
Exterior Evidence of Pest Infestation		X		
Control Joints Noted On System	X			



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Summary Page

- Lone Star Stucco, LLC recommends to consult with a stucco waterproofing contractor to touch up or seal all doors, windows, and penetrations as needed in an effort to avoid moisture intrusion.
- The door trim sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #4.2, #4.3 and #4.4 for more detail.
- The window sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #5.2, #5.3, #5.4, #10.2, #10.3, #10.4, #10.5, #10.6, #21.2, #21.3 and #21.4 for more detail.
- The substrate in this bottom of the bumpout wall is semi-firm. The inspector suggests to have a qualified stucco waterproofing contractor to install a relief in an effort to allow proper moisture evacuation. Please refer to photos #6.2, #6.3, #6.4 and #6.5 for more detail.
- The kickout flashing sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2 and #7.3 for more detail.
- Water stains are noted in this area. The inspector suggests to clean as needed. Please refer to photo #7.4 for more detail.
- Black plastic has been noted in this area. This is when the substrate has been sealed with black plastic, which creates a reservoir to hold moisture. The inspector suggests to consult with a qualified stucco waterproofing contractor to cut the black plastic in an effort to prevent the substrate from rotting. Please refer to photos 8.2, #8.3, #8.4, #17.2, #17.3 and #17.4 for more detail.
- The penetration sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #9.2, #9.3, #9.4, #9.5, #11.3, #11.4, #11.5, #16.2, #16.3, #16.4, #16.5, #16.6, #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail.



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- Sprinklers have been noted on this home. The inspector suggests to always redirect sprinkler heads away from the system and windows as needed in an effort to prevent moisture intrusion. Please refer to photo #11.2 for more detail.
- The door trim and miter sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #12.2 #12.3, #20.2 and #20.3 for more detail.
- The foam/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.4, #12.5 and #12.6 for more detail.
- The bottom wall in this location does not have a relief but the substrate is firm and dry. The inspector suggests no modification at this time. Please refer to photos #13.5, #13.6 and #17.5 for more detail.
- The window trim/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.
- Minor cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor seal or repair these cracks in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3 and #18.4 for more detail.
- Rust stains are noted in this area. The inspector suggests to clean this location with a wire brush and paint as needed. Please refer to photo #20.4 for more detail.
- You have several areas that are showing signs of elevated moisture. Please refer to the attached report for more detail.
- **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.



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- **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.
- **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.
- **PLEASE NOTE:** Lone Star Stucco, LLC is not a home inspection company, and does not perform home inspections. This reports primary use is to show the area that are likely to have moisture intrusion in an effort to help control mold. This report and all its contents area sanctioned by the Texas Department of State and Health Services in guidelines for mold prevention.

Thank you for your business,

James "Gregg" Morgan

2220 S Piney Pt Rd #208

Houston, TX 77063

Texas Department of Licensing and Regulation

Mold Assessment Consultant

License Number: MAC 1299

Expiration 8/13/2020



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Photo4.1

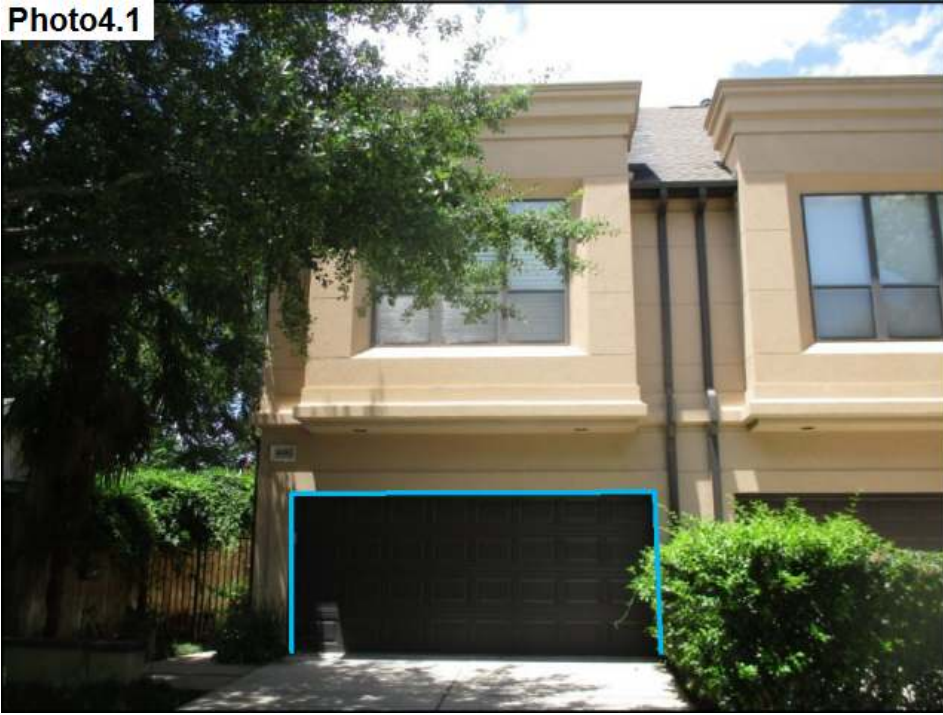


Photo4.2



Door Trim Sealants/ Maintain

Photo4.3



Door Trim Sealants/ Maintain

Photo4.4



Door Trim Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Door Trim Sealants			The door trim sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #4.2, #4.3 and #4.4 for more detail.



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Photo5.1

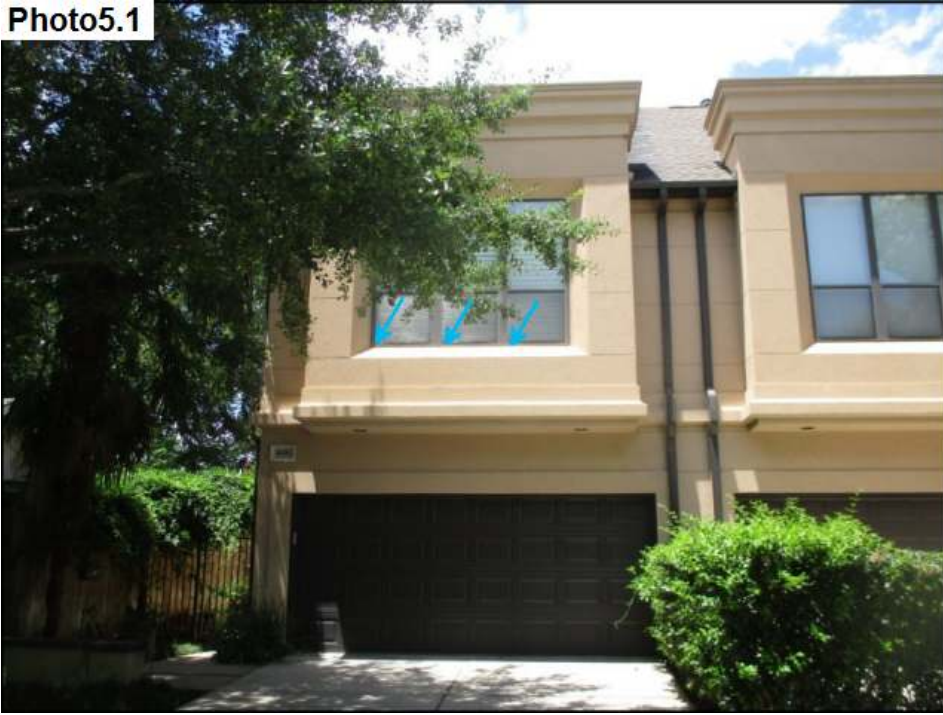


Photo5.2



Window Sealants/ Maintain

Photo5.3



Window Sealants/ Maintain

Photo5.4



Window Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrows	Window Sealants			The window sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #5.2, #5.3 and #5.4 for more detail.



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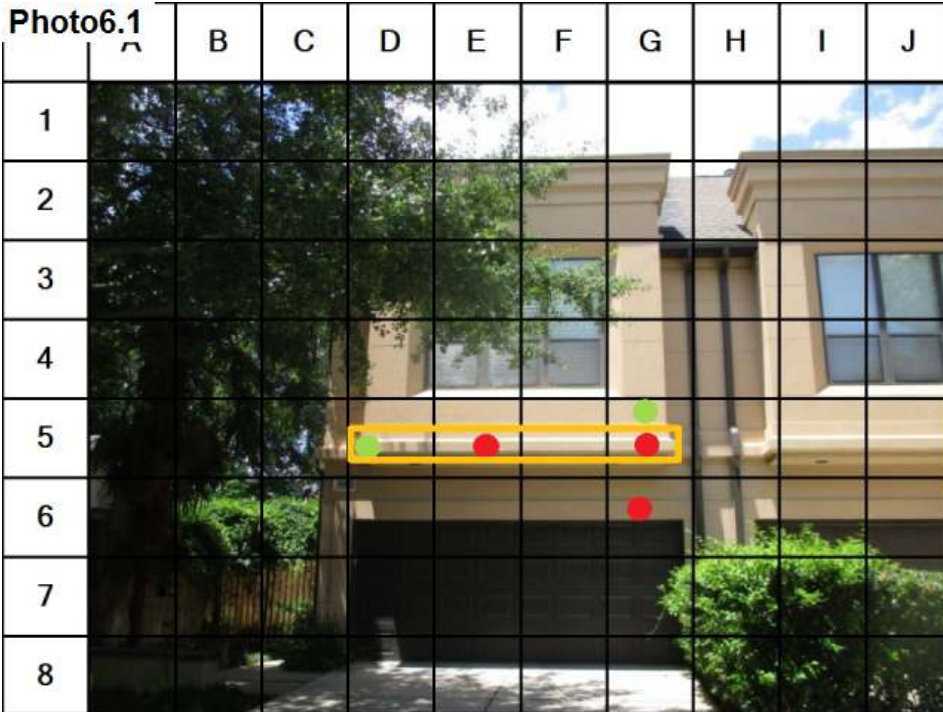


Photo6.2
Semi-Firm Substrate/ Install Relief

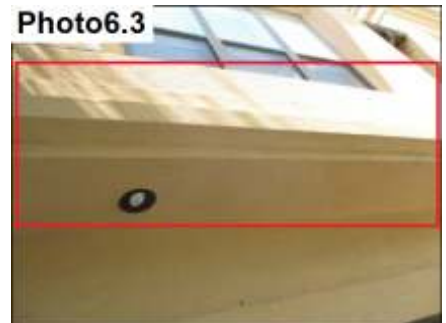


Photo6.3
Semi-Firm Substrate/ Install Relief



Photo6.4
Semi-Firm Substrate/ Install Relief

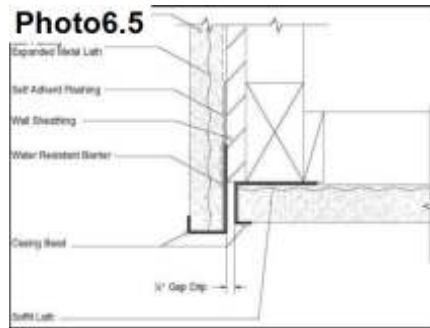


Photo6.5
Proper Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Box	Semi-Firm Substrate			The substrate in this bottom of the bumpout wall is semi-firm. The inspector suggests to have a qualified stucco waterproofing contractor to install a relief in an effort to allow proper moisture evacuation. Please refer to photos #6.2, #6.3, #6.4 and #6.5 for more detail.
D5	Bottom Of Bumpout Wall	17%	Firm	A moisture probe was made at the bottom of the bumpout wall. The substrate was firm with no damage noted at this time.
E5	Bottom Of Bumpout Wall	22%	Semi-Firm	A moisture probe was made at the bottom of the bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.
G5	Bottom Of Bumpout Wall	21%	Semi-Firm	A moisture probe was made at the bottom of the bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.
G6	Garage Header	20%	Firm	A moisture probe was made at the garage header. An elevated moisture reading was noted with a firm substrate.
G5/ Green Dot	Corner Wall	18%	Firm	A moisture probe was made at the corner wall. The substrate was firm with no damage noted at this time.

"Your Local Moisture & Mold Consultant Specialist"



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Photo7.1

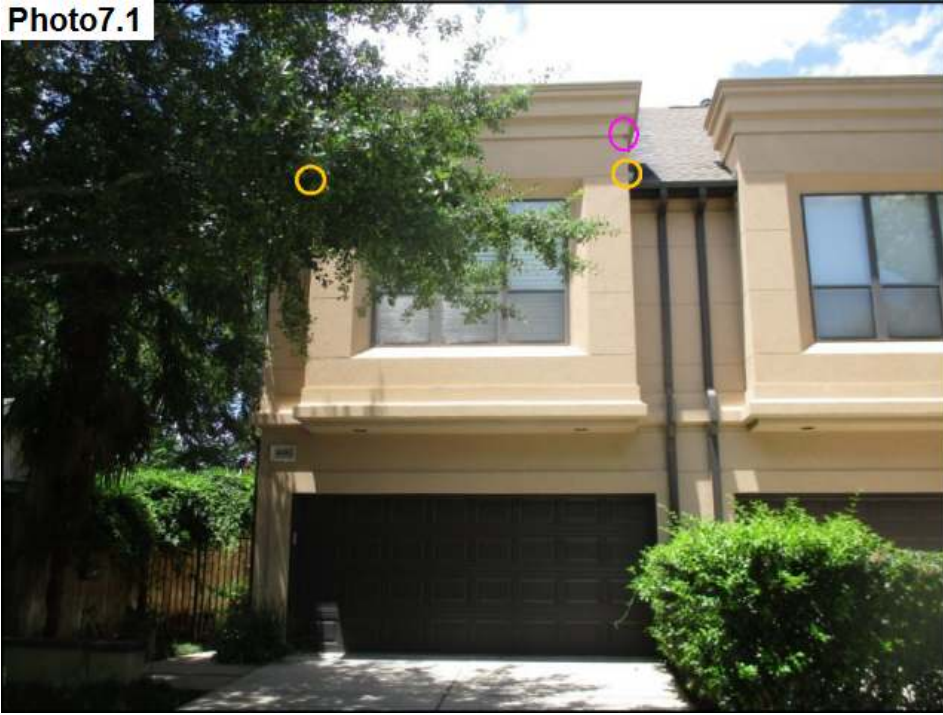


Photo7.2



Kickout Flashing Sealants/ Seal

Photo7.3



Kickout Flashing Sealants/ Seal

Photo7.4



Water Stains/ Clean

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circles	Kickout Flashing Sealants			The kickout flashing sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2 and #7.3 for more detail.
Pink Circles	Water Stains			Water stains are noted in this area. The inspector suggests to clean as needed. Please refer to photo #7.4 for more detail.



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Photo8.1



Photo8.2



Black Plastic/ Cut

Photo8.3



Black Plastic/ Cut

Photo8.4



Black Plastic/ Cut

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Line	Black Plastic			Black plastic has been noted in this area. This is when the substrate has been sealed with black plastic, which creates a reservoir to hold moisture. The inspector suggests to consult with a qualified stucco waterproofing contractor to cut the black plastic in an effort to prevent the substrate from rotting. Please refer to photos 8.2, #8.3 and #8.4 for more detail.



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Photo9.1



Photo9.2



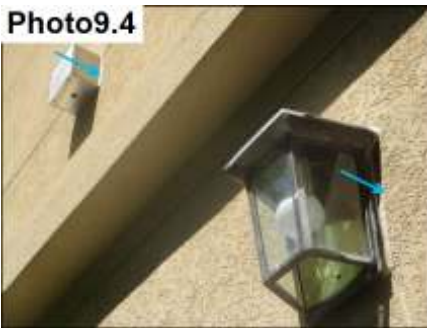
Penetration Sealants/ Maintain

Photo9.3



Penetration Sealants/ Maintain

Photo9.4



Penetration Sealants/ Maintain

Photo9.5



Penetration Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrows	Penetration Sealants			The penetration sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #9.2, #9.3, #9.4 and #9.5 for more detail.



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Photo10.1

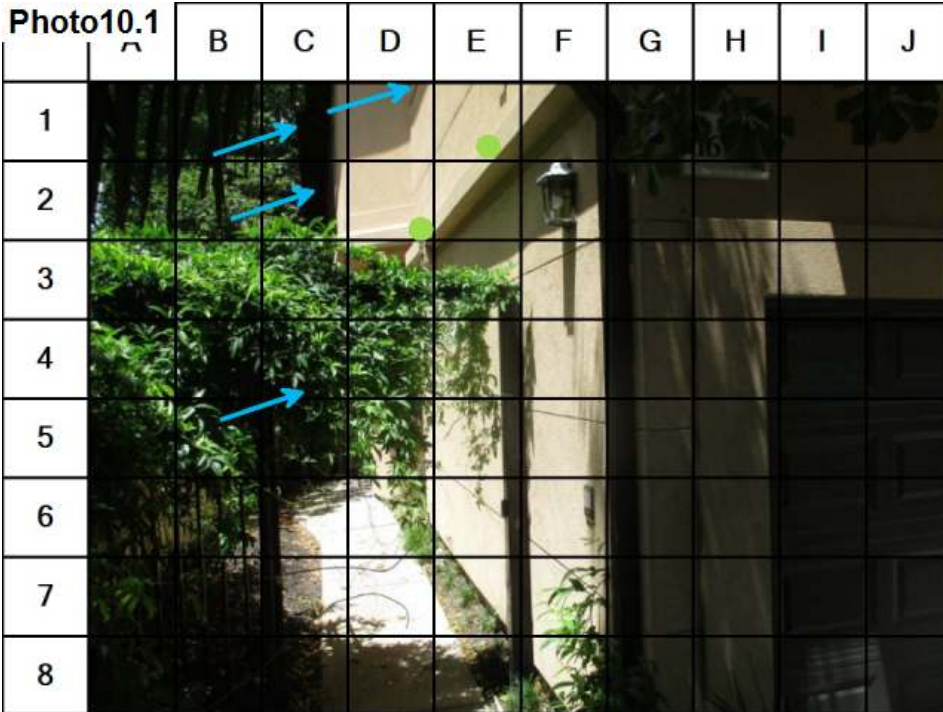


Photo10.2



Window Sealants/ Maintain

Photo10.3



Window Sealants/ Maintain

Photo10.4



Window Sealants/ Maintain

Photo10.5



Window Sealants/ Maintain

Photo10.6



Window Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrow	Window Sealants			The window sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.
D2	Bottom Wall	17%	Firm	A moisture probe was made at the bottom wall. The substrate was firm with no damage noted at this time.
E1	Bottom Wall	16%	Firm	A moisture probe was made at the bottom wall. The substrate was firm with no damage noted at this time.



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Photo11.1



Photo11.2



Sprinklers/ Redirect

Photo11.3



Penetration Sealants/ Maintain

Photo11.4



Penetration Sealants/ Maintain

Photo11.5



Penetration Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Arrow	Sprinklers			Sprinklers have been noted on this home. The inspector suggests to always redirect sprinkler heads away from the system and windows as needed in an effort to prevent moisture intrusion. Please refer to photo #11.2 for more detail.
Blue Arrows	Penetration Sealants			The penetration sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #11.3, #11.4 and #11.5 for more detail.



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Photo12.1



Photo12.2



Door Trim And Miter Sealants/
Maintain

Photo12.3



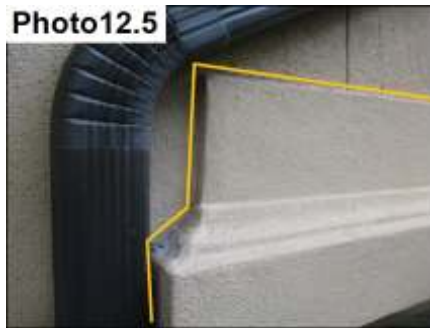
Door Trim And Miter Sealants/
Maintain

Photo12.4



Foam/Stucco Termination Sealants/
Seal

Photo12.5



Foam/Stucco Termination Sealants/
Seal

Photo12.6

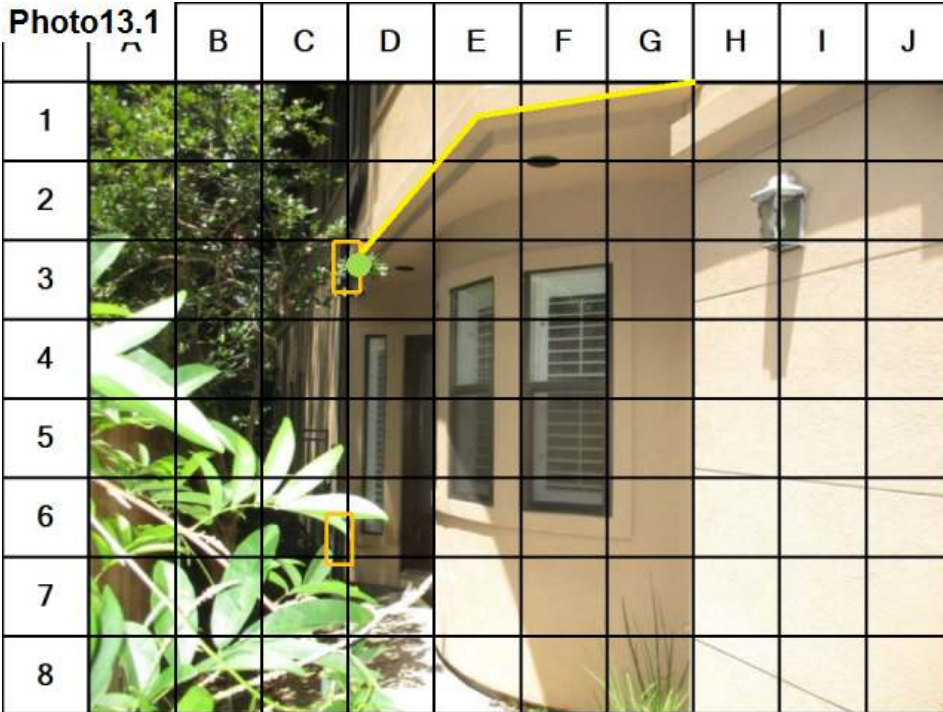


Foam/Stucco Termination Sealants/
Seal

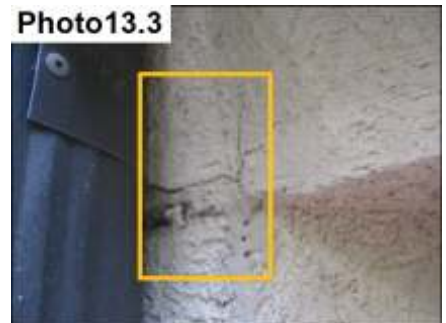
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Trim And Miter Sealants			The door trim and miter sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #12.2 and #12.3 for more detail.
Orange Line	Foam/Stucco Termination Sealants			The foam/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.4, #12.5 and #12.6 for more detail.



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Control Joint Cracks/ Seal



Control Joint Cracks/ Seal



Control Joint Cracks/ Seal



Bottom Wall Without Relief/ No Modification



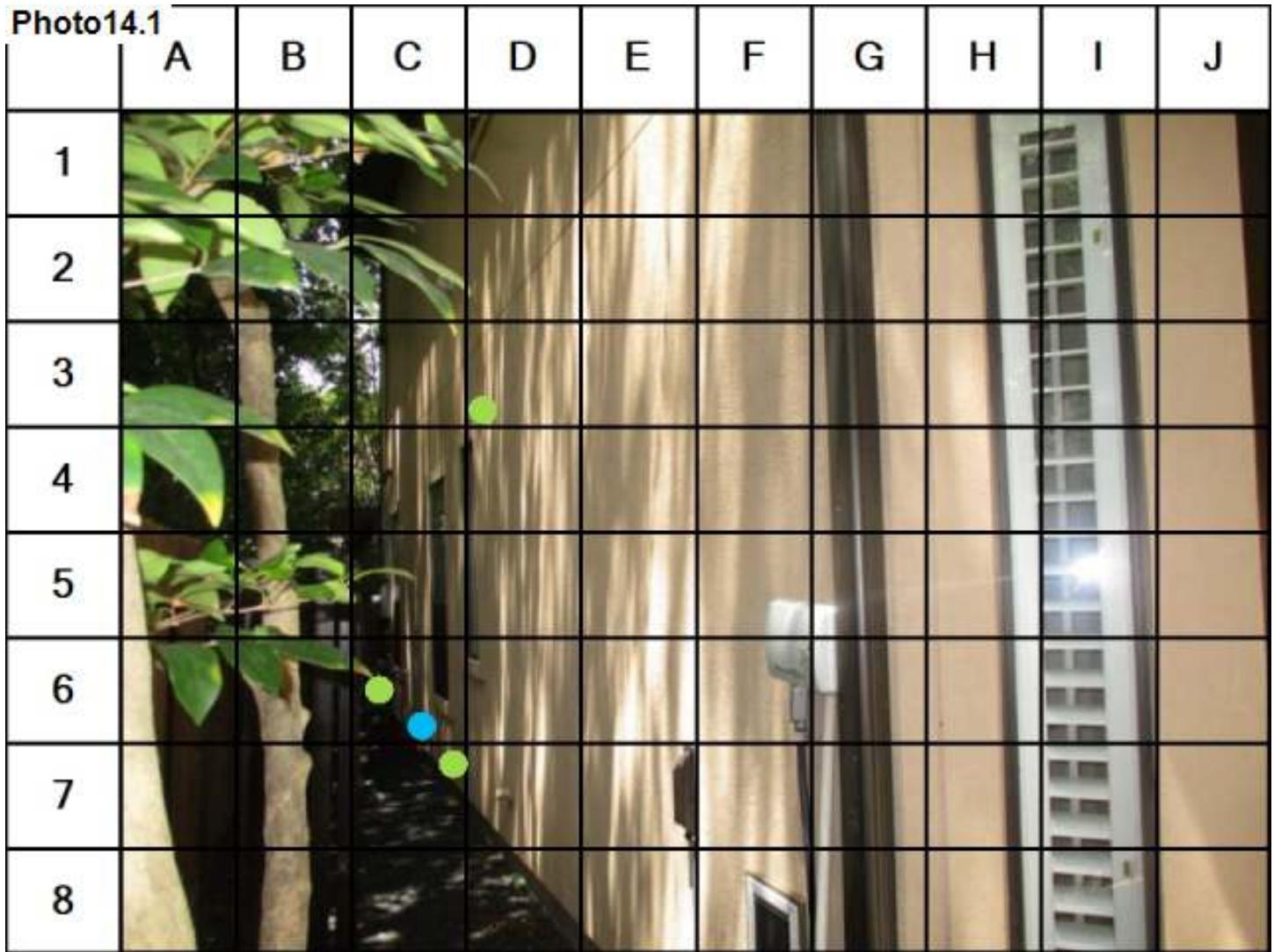
Bottom Wall Without Relief/ No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Control Joint Cracks			Control joint cracks are noted in this location. The inspector suggests to have a qualified waterproofing contractor seal these cracks for aesthetic purposes only. Please refer to photos #13.2, #13.3 and #13.4 for more detail.
Yellow Line	Bottom Wall Without Relief			The bottom wall in this location does not have a relief but the substrate is firm and dry. The inspector suggests no modification at this time. Please refer to photos #13.5 and #13.6 for more detail.
D3	Bottom Wall	16%	Firm	A moisture probe was made at the bottom wall. The substrate was firm with no damage noted at this time.



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Photo14.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C6	Window Bottom Left	17%	Firm	A moisture probe was made at the window bottom left. The substrate was firm with no damage noted at this time.
C6/ Blue Dot	Window Bottom Left	18%	Firm	A moisture probe was made at the window bottom left. The substrate was firm with no damage noted at this time.
C7	Window Bottom Left	16%	Firm	A moisture probe was made at the window bottom left. The substrate was firm with no damage noted at this time.
D3	Window Header Right	18%	Firm	A moisture probe was made at the window bottom right. The substrate was firm with no damage noted at this time.



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Photo15.1



Photo15.2



Window Trim/Stucco Termination Sealants/ Seal

Photo15.3



Window Trim/Stucco Termination Sealants/ Seal

Photo15.4



Window Trim/Stucco Termination Sealants/ Seal

Photo15.5



Window Trim/Stucco Termination Sealants/ Seal

Photo15.6



Window Trim/Stucco Termination Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Boxes	Window Trim/Stucco Termination Sealants			The window trim/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.



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Photo16.1

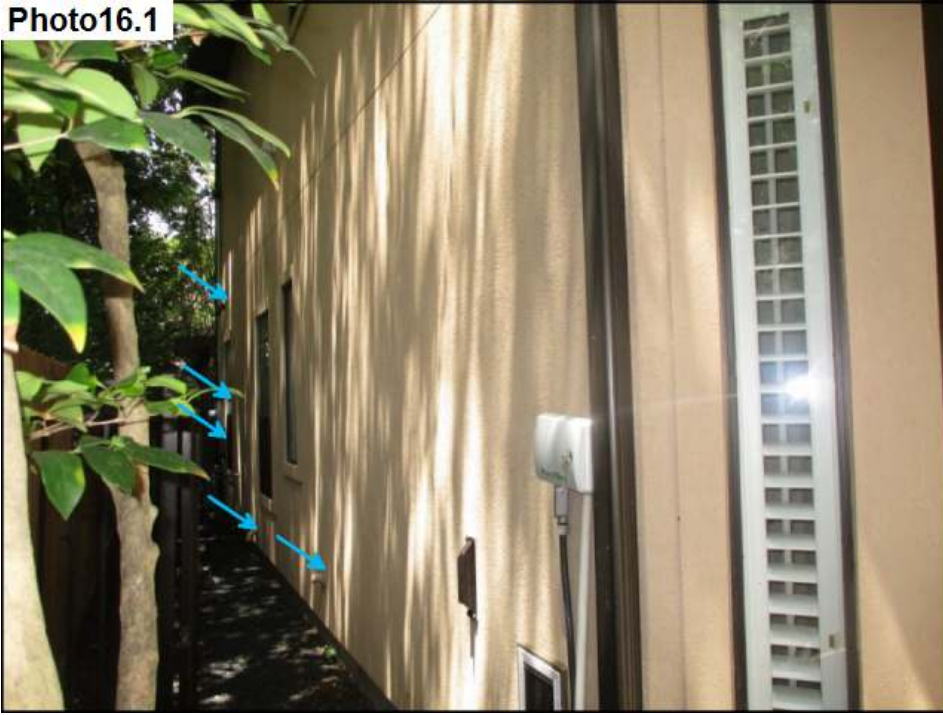


Photo16.2



Penetration Sealants/ Maintain

Photo16.3



Penetration Sealants/ Maintain

Photo16.4



Penetration Sealants/ Maintain

Photo16.5



Penetration Sealants/ Maintain

Photo16.6



Penetration Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrows	Penetration Sealants			The penetration sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.



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Photo17.1

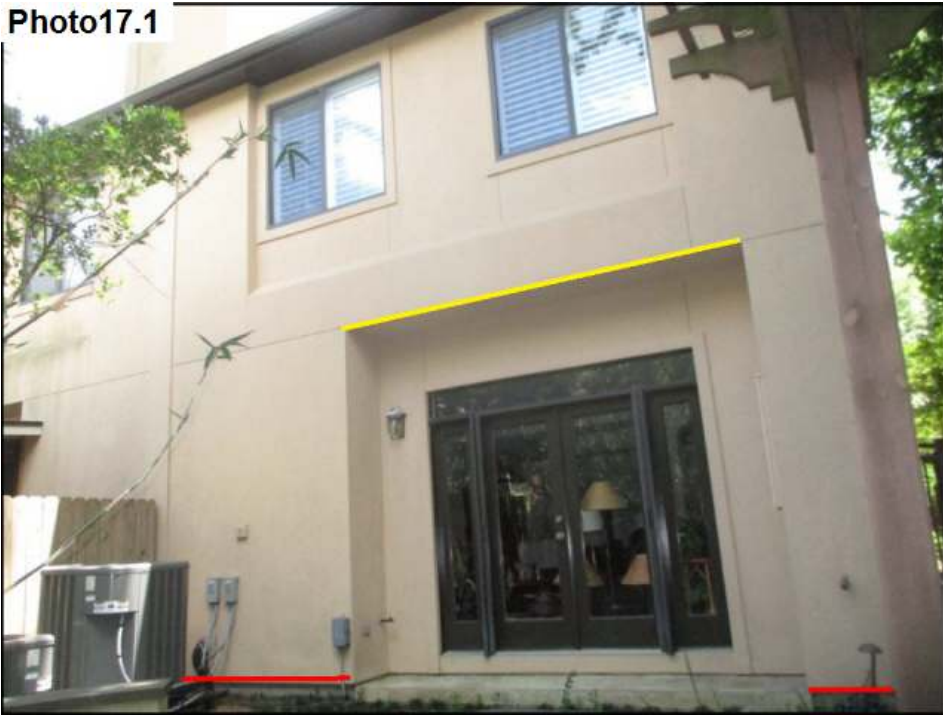


Photo17.2



Black Plastic/ Cut

Photo17.3



Black Plastic/ Cut

Photo17.4



Black Plastic/ Cut

Photo17.5



Bottom Wall Without Relief/ No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Lines	Black Plastic			Black plastic has been noted in this area. This is when the substrate has been sealed with black plastic, which creates a reservoir to hold moisture. The inspector suggests to consult with a qualified stucco waterproofing contractor to cut the black plastic in an effort to prevent the substrate from rotting. Please refer to photos #17.2, #17.3 and #17.4 for more detail.
Yellow Line	Bottom Wall Without Relief			The bottom wall in this location does not have a relief but the substrate is firm and dry. The inspector suggests no modification at this time. Please refer to photo #17.5 for more detail.

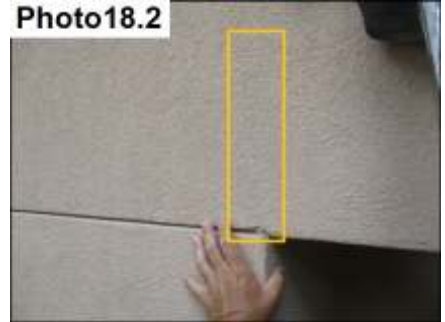


Lone Star Stucco, LLC

Photo18.1

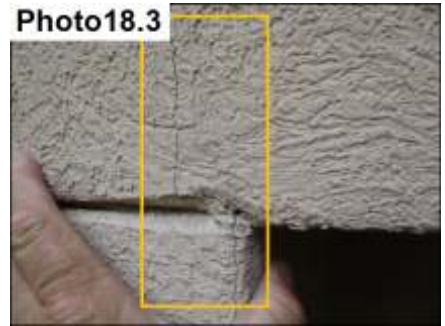


Photo18.2



Cracks/ Seal Or Repair

Photo18.3



Cracks/ Seal Or Repair

Photo18.4



Cracks/ Seal Or Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Cracks			Minor cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor seal or repair these cracks in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3 and #18.4 for more detail.



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Photo19.1



Photo19.2



Penetration Sealants/ Maintain

Photo19.3



Penetration Sealants/ Maintain

Photo19.4



Penetration Sealants/ Maintain

Photo19.5



Penetration Sealants/ Maintain

Photo19.6



Penetration Sealants/ Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrows	Penetration Sealants			The penetration sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail.



Lone Star Stucco, LLC

Photo20.1



Photo20.2



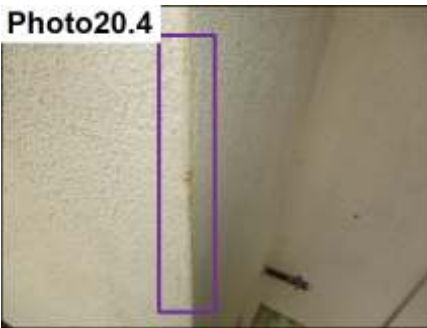
Door Trim And Miter Sealants/ Seal

Photo20.3



Door Trim And Miter Sealants/ Seal

Photo20.4

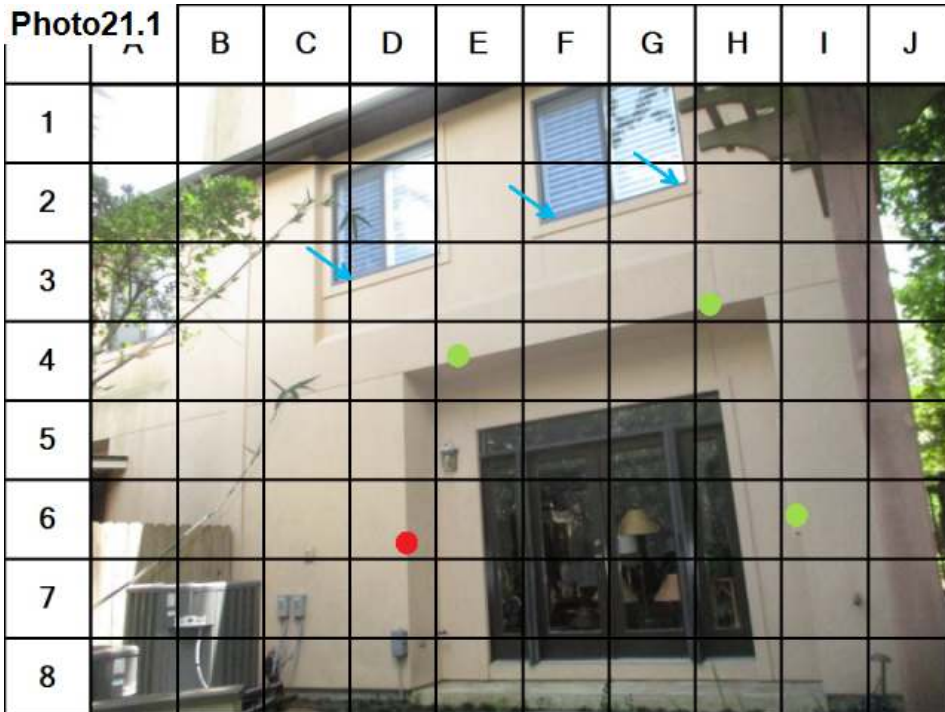


Rust Stains/ Clean And Paint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Trim And Miter Sealants			The door trim and miter sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #20.2 and #20.3 for more detail.
Purple Box	Rust Stains			Rust stains are noted in this area. The inspector suggests to clean this location with a wire brush and paint as needed. Please refer to photo #20.4 for more detail.



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Window Sealants/ Maintain



Window Sealants/ Maintain



Window Sealants/ Maintain



Moisture Probe/ Bottom Wall



Moisture Probe/ Bottom Wall

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Arrows	Window Sealants			The window sealants are present in this location. The inspector states that this is a positive detail and suggests to maintain all sealants in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3 and #21.4 for more detail.
D6	Left Wall	28%	Firm	A moisture probe was made at the left wall. An elevated moisture reading was noted with a firm substrate.
I6	Right Wall	18%	Firm	A moisture probe was made at the right wall. The substrate was firm with no damage noted at this time.
E4	Bottom Wall	18%	Firm	A moisture probe was made at the bottom wall. The substrate was firm with no damage noted at this time. Please refer to photo #21.5 and #21.6 for more detail.
H3	Bottom Wall	16%	Firm	A moisture probe was made at the bottom wall. The substrate was firm with no damage noted at this time. Please refer to photo #21.6 and #21.6 for more detail.

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