



Lone Star Stucco, LLC

Moisture Assessment Report

Beverly & David Walsh

614 Asbury St # B

Houston, TX 77007

3/3/2021



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	Beverly & David Walsh	Type of Inspection	Moisture Assessment
Property Address	614 Asbury St # B	Date of Inspection	3/3/2021
City, State, ZIP	Houston, TX 77007	Temperature	65 Degrees
Phone	D-713-305-4118 B- 832-537-9775	Weather	Clear
Square Footage (estimated)	2,709	Last Rain	1-2 Days
Approximate Age of Property	2010	In Attendance	Yes
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hard Coat/ Siding		
Substrate	OSB / Gypsum Board		
Windows	Vinyl/ Fixed/ Double		

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		Seal
Caulking At Window Joints / Miters		X		Wet Glaze
Caulking Around Door Frame		X		Seal
Caulking At Door Joints / Miters		X		Seal
Caulking Around Other Breaches		X		Seal
Flat Accents Caulked or Angled		X		Modify
Soffit, Frieze & Facia Boards Caulked			X	
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Seal
Balcony Flashings		X		Seal
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 Damage	X			
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 entry wall noted is constructed of a concrete masonry unit wall. The inspector states that this is a positive detail. Please refer to photos #4.2 and #4.3 for more detail.
- The penetration sealants are aged. The inspector suggests having 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 #5.2, #5.3, #5.4, #5.5, #5.6, #6.1, #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.
- The door trim sealants are separated or aged. The inspector suggests having 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, #7.3, #7.4, #7.5 and #7.6 for more detail.
- Cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor seal and paint these cracks in an effort to prevent moisture intrusion. Please refer to photos #8.2 and #8.3 for more detail.
- The window weep louvered doors are missing from this location. The inspector suggests installing doors where needed to let moisture properly evacuate the system and prevent moisture intrusion. Please refer to photos #8.4 #8.5 and #8.6 for more detail.
- Confirmed substrate damage is noted at the right wall below the bottom wall with missing relief below the undersized metal flashing.. The inspector suggests having a qualified stucco waterproofing contractor further assess and repair this area as needed and to install a proper relief above in an effort to allow proper moisture evacuation. Please refer to photos #10.2, #10.3, #10.4 and #10.5 for more detail.
- Elevated moisture and semi-firm substrate is noted below the bank of windows where the cement fiber panel has been sealed over. The inspector suggests having a qualified stucco waterproofing contractor further assess, core sample and rework or modify this area as needed in an effort to allow proper moisture evacuation. Please note that this area was previously repaired, but inspector believes the window is failing allowing additional moisture intrusion. Please refer to photos #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



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- The window and window miter sealants are aged and separated. The inspector suggests having a qualified stucco waterproofing contractor to assess and wet glaze then seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. Additionally, it is recommended to have a representative of the window manufacture assess the left window for defects or improper flashing during initial construction. Please refer to photos # 12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.
- The roof diverter flashing sealants are aged or separated. The inspector suggests having 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 #14.2 and #14.3 for more detail.
- The roof diverter flashing sealants are separated or missing. The inspector suggests to have a qualified waterproofing contractor seal this area as needed in an effort to prevent moisture intrusion. Please refer to photos #15.2 and #15.3 for more detail.
- The scupper sealants are aged. The inspector suggests having 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 #15.4 and #15.5 for more detail.
- The window sealants are aged or separated. The inspector suggests having 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 #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.
- Confirmed substrate and potential frame damage is noted at the left wall below the sizable gap at the metal cap and stucco termination. The inspector suggests having a qualified stucco waterproofing contractor further assess and repair this area as needed. Please refer to photos #18.2, #18.3 for more detail.
- The metal cap and parapet cap are under-sized at the face of the stucco termination creating lift during weather events allowing moisture to penetrate the system. The inspector suggests having a qualified stucco waterproofing contractor replace the caps with a of a three inch cap in an effort to prevent moisture intrusion. Please refer to photos #19.2, #19.3, #19.4, #19.5, #19.6, #20.1, #20.2, #20.3 and #20.4 for more detail.
- You have several areas that are showing signs of elevated moisture. Semi-soft and nonexistent substrate was noted in some of these areas. It is recommended to consult with a stucco waterproofing contractor to investigate all semi-soft and nonexistent areas. Please refer to the attached report for more detail.



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- **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.
- **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.



Lone Star Stucco, LLC

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 August 2022



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Photo4.1



Photo4.2



CMU Entry Wall/ Positive Detail

Photo4.3



CMU Entry Wall/ Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Box	CMU Entry Wall			The entry wall noted is constructed of a concrete masonry unit wall. The inspector states that this is a positive detail. Please refer to photos #4.2 and #4.3 for more detail.



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Photo5.1



Photo5.2



Penetration Sealants/ Seal

Photo5.3



Penetration Sealants/ Seal

Photo5.4



Penetration Sealants/ Seal

Photo5.5



Penetration Sealants/ Seal

Photo5.6



Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetration Sealants			The penetration sealants are aged. The inspector suggests having 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 #5.2, #5.3, #5.4, #5.5, #5.6, #6.1, #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.



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Photo6.1



Penetration Sealants/ Seal

Photo6.2



Penetration Sealants/ Seal

Photo6.3



Penetration Sealants/ Seal

Photo6.4



Penetration Sealants/ Seal

Photo6.5



Penetration Sealants/ Seal

Photo6.6



Penetration Sealants/ Seal



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Photo7.1



Photo7.2



Door Trim & Miter / Seal

Photo7.3



Door Trim & Miter / Seal

Photo7.4



Photo7.5



Door Trim & Miter / Seal

Photo7.6



Door Trim & Miter / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Trim Sealants			The door trim sealants are separated or aged. The inspector suggests having 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, #7.3, #7.4, #7.5 and #7.6 for more detail.

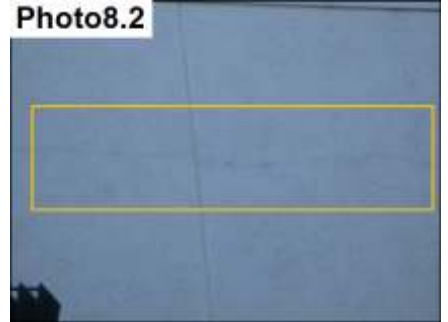


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Photo8.1



Photo8.2



Cracks/ Seal And Paint

Photo8.3



Cracks/ Seal And Paint

Photo8.4



Missing Window Weep Louvered Door/ Install Door

Photo8.5



Missing Window Weep Louvered Door/ Install Door

Photo8.6

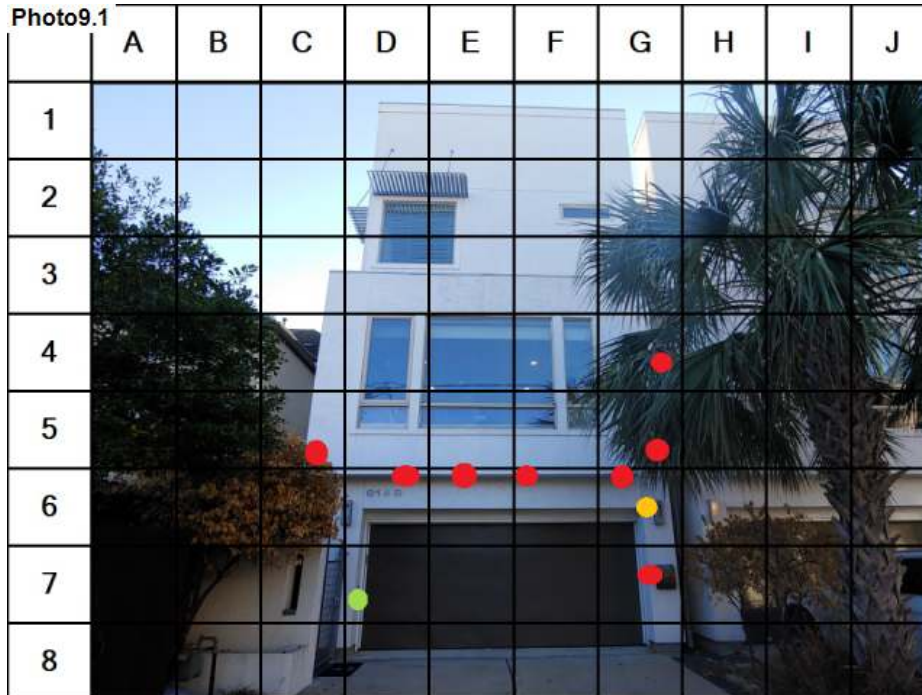


Missing Window Weep Louvered Door/ Install Door

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Cracks			Cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor seal and paint these cracks in an effort to prevent moisture intrusion. Please refer to photos #8.2 and #8.3 for more detail.
Red Circles	Missing Window Weep Louvered Doors			The window weep louvered doors are missing from this location. The inspector suggests installing doors where needed to let moisture properly evacuate the system and prevent moisture intrusion. Please refer to photos #8.4 #8.5 and #8.6 for more detail.



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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
D7	Corner Wall	18%	Firm	A moisture probe was made at the corner wall. The substrate was firm with no damage noted at this time.
G7	Right Wall Below Bottom Wall		None	A moisture probe was made at the right wall below the bottom of the bumpout. No substrate was noted in this location. The inspector suggests modifying this area as needed.
G6 Orange Dot	Bottom Bumpout	29%	Semi-Firm	A moisture probe was made at the bottom of the bumpout. An elevated moisture reading was noted with a semi-firm substrate.
G6	Bottom Bumpout Below Windows	28%	Semi - Firm	A moisture probe was made at the bottom of the bumpout. An elevated moisture reading was noted with a semi-firm substrate.
G5	Corner Wall Above G6	27%	Firm	A moisture probe was made at the corner wall below the metal cap. The substrate was firm with no damage noted at this time.
G4	Corner Wall Above G5	25%	Firm	A moisture probe was made at the corner wall below the metal cap. The substrate was firm with no damage noted at this time.
C5	Corner Wall Below Metal Cap	20%	Firm	A moisture probe was made at the corner wall below the metal cap. The substrate was firm with no damage noted at this time.
D6	Bottom Wall Below The Windows	29%	Semi-Firm	A moisture probe was made at the bottom of the bumpout below the windows. An elevated moisture reading was noted with a semi-firm substrate.
E6	Bottom Wall Below The Windows	28%	Semi-Firm	A moisture probe was made at the bottom of the bumpout below the windows. An elevated moisture reading was noted with a semi-firm substrate.
F6	Bottom Wall Below The Windows	30%	Semi-Firm	A moisture probe was made at the bottom of the bumpout below the windows. An elevated moisture reading was noted with a semi-firm substrate.



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Photo10.1



Photo10.2



Confirmed Substrate Damage/
Repair And Add Relief

Photo10.3



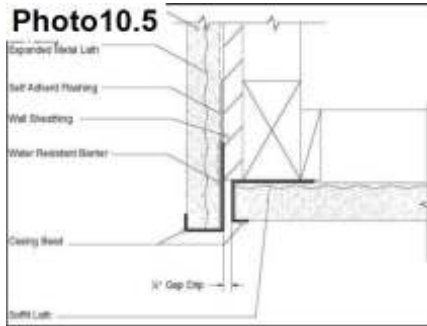
Confirmed Substrate Damage/
Repair And Add Relief

Photo10.4



Confirmed Substrate Damage/
Repair And Add Relief

Photo10.5



Proper Relief Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Confirmed Substrate Damage			Confirmed substrate damage is noted at the right wall below the bottom wall with missing relief below the undersized metal flashing.. The inspector suggests having a qualified stucco waterproofing contractor further assess and repair this area as needed and to install a proper relief above in an effort to allow proper moisture evacuation. Please refer to photos #10.2, #10.3, #10.4 and #10.5 for more detail.



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Photo11.1



Photo11.2



Semi-Soft Substrate Below Bank Of Windows

Photo11.3



Semi-Soft Substrate Below Bank Of Windows

Photo11.4



Semi-Soft Substrate Below Bank Of Windows

Photo11.5



Semi-Soft Substrate Below Bank Of Windows

Photo11.6



Semi-Soft Substrate Below Bank Of Windows

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Oranage Box	Semi-Firm Substrate Below Bank of Windows			Elevated moisture and semi-firm substrate is noted below the bank of windows where the cement fiber panel has been sealed over. The inspector suggests having a qualified stucco waterproofing contractor further assess, core sample and rework or modify this area as needed in an effort to allow proper moisture evacuation. Please note that this area was previously repaired but inspector believes the window is failing allowing additional moisture intrusion. Please refer to photos #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



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Photo12.1



Photo12.2



Windows / Wet Glaze & Seal

Photo12.3



Windows / Wet Glaze & Seal

Photo12.4



Windows / Wet Glaze & Seal

Photo12.5



Windows / Wet Glaze & Seal

Photo12.6



Windows / Wet Glaze & Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Bank of Windows			The window and window miter sealants are aged and separated. The inspector suggests having a qualified stucco waterproofing contractor to assess and wet glaze then seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. Additionally, it is recommended to have a representative of the window manufacture assess the left window for defects or improper flashing during initial construction. Please refer to photos # 12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.



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Photo13.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
F7	Corner Wall	23%	Firm	A moisture probe was made at the corner wall. An elevated moisture reading was noted with a firm substrate.
F6	Corner Wall	22%	Firm	A moisture probe was made at the corner wall. An elevated moisture reading was noted with a firm substrate.
F5	Corner Wall	24%	Firm	A moisture probe was made at the corner wall. An elevated moisture reading was noted with a firm substrate.
F5/ Orange Dot	Inside Corner Wall	20%	Firm	A moisture probe was made at the inside corner wall. An elevated moisture reading was noted with a firm substrate.
F4	Corner Wall	18%	Firm	A moisture probe was made at the corner wall. The substrate was firm with no damage noted at this time.



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Photo14.1

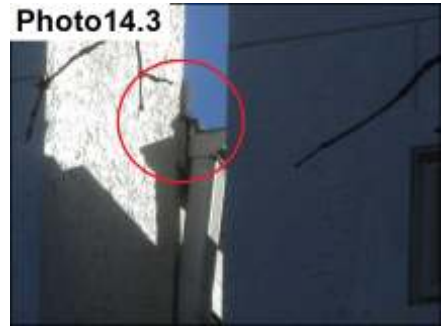


Photo14.2



Roof Diverter Flashing Sealants/
Seal

Photo14.3



Roof Diverter Flashing Sealants/
Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circle	Roof Diverter Flashing Sealants			The roof diverter flashing sealants are aged or separated. The inspector suggests having 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 #14.2 and #14.3 for more detail.



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Photo15.1



Photo15.2



Roof Diverter Flashing Sealants/s Seal

Photo15.3



Roof Diverter Flashing Sealants/s Seal

Photo15.4



Scupper Flashing Sealants/s Seal

Photo15.5



Scupper Flashing Sealants/s Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circles	Roof Diverter Flashing Sealants			The roof diverter flashing sealants are separated or missing. The inspector suggests to have a qualified waterproofing contractor seal this area as needed in an effort to prevent moisture intrusion. Please refer to photos #15.2 and #15.3 for more detail.
Blue Circles	Scupper Sealants			The scupper sealants are aged. The inspector suggests having 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 #15.4 and #15.5 for more detail.



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Photo16.1



Photo16.2



Window Sealants/ Seal

Photo16.3



Window Sealants/ Seal

Photo16.4



Window Sealants/ Seal

Photo16.5



Window Sealants/ Seal

Photo16.6



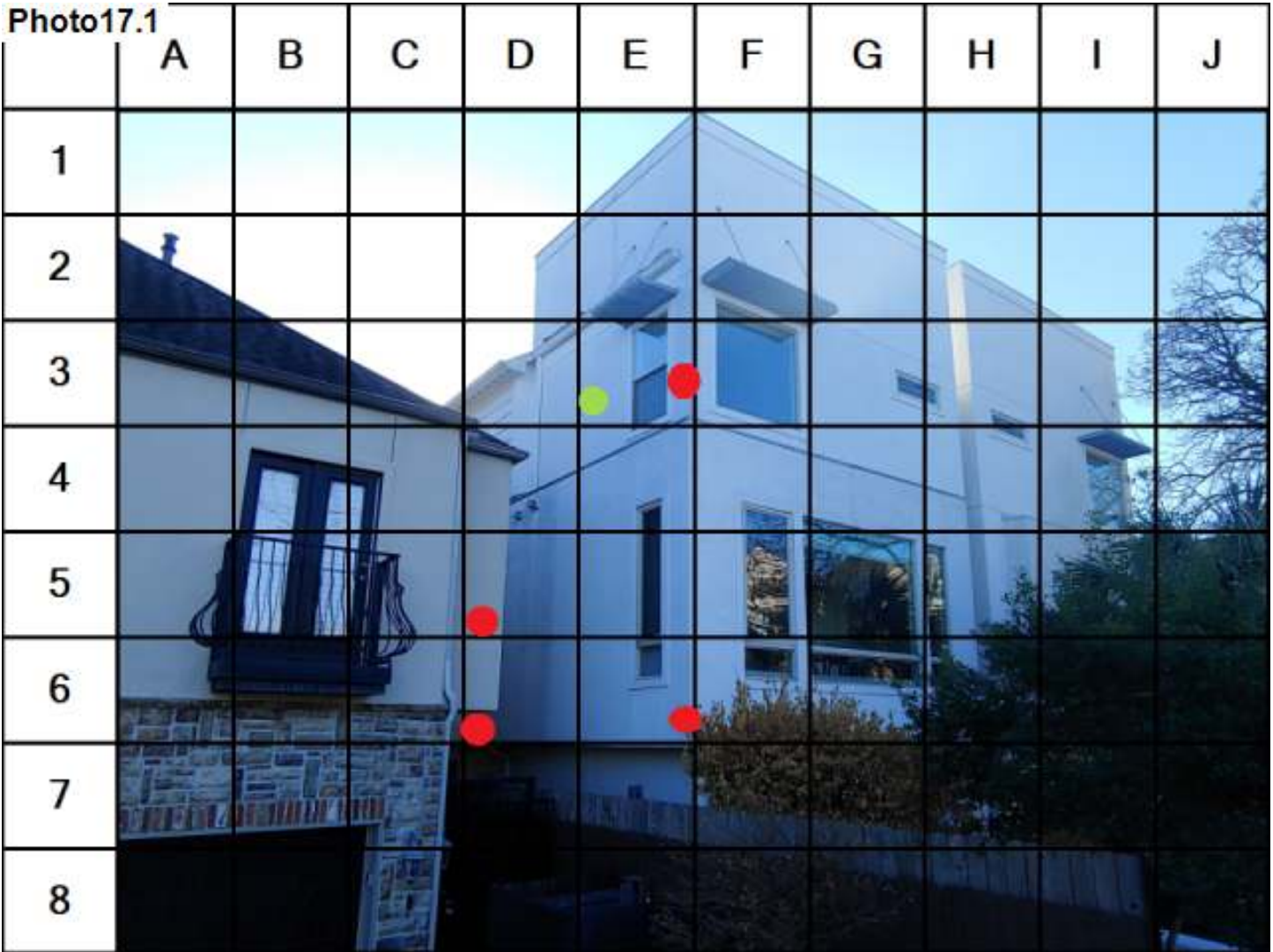
Window Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are aged or separated. The inspector suggests having 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 #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.



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Photo17.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
D7	Bottom Corner Wall		None	A moisture probe was made at the bottom wall. No substrate was noted in this location. The inspector suggests to modify this area as needed.
D6	Above Probe E6	27%	Semi-Soft	A moisture probe was made above probe D7. An elevated moisture reading was noted with a semi-soft substrate. The inspector suggests to modify this area as needed.
E5	Corner Wall Metal Cap	22%	Firm	A moisture probe was made at the corner wall below the parapet. An elevated moisture reading was noted with a firm substrate.
E3	Corner Wall Below Parapet	22%	Firm	A moisture probe was made at the wall below the scupper. An elevated moisture reading was noted with a firm substrate.
E3	Wall Below Metal Cap	18%	Firm	A moisture probe was made at the wall below the metal cap. An elevated moisture reading was noted with a firm substrate.



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Photo18.1



Photo18.2



Substrate Damage Noted / Repair

Photo18.3



Substrate Damage

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Bottom Wall			Confirmed substrate and potential frame damage is noted at the left wall below the sizable gap at the metal cap and stucco termination. The inspector suggests having a qualified stucco waterproofing contractor further assess and repair this area as needed. Please refer to photos #18.2, #18.3 for more detail.



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Photo19.1



Photo19.2



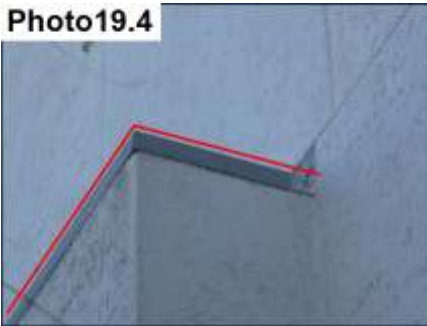
Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo19.3



Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo19.4



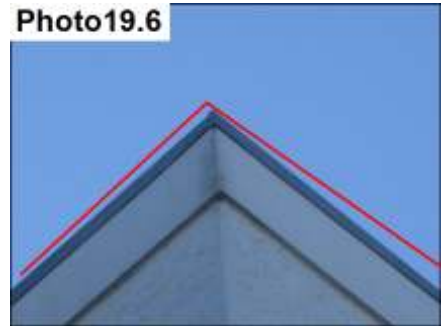
Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo19.5



Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo19.6



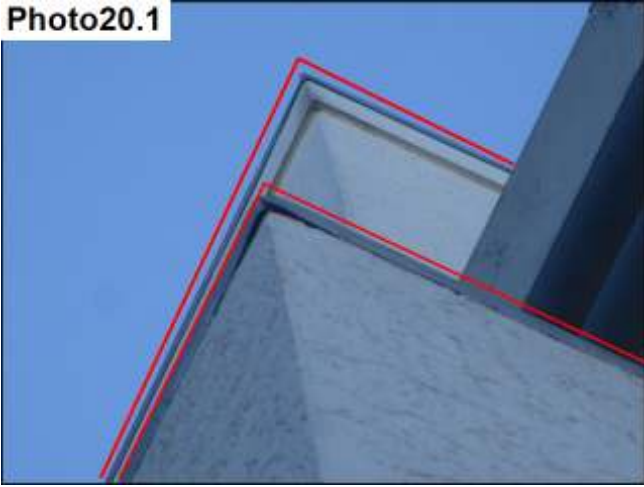
Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Lines	Under-Sized Metal Cap And Parapet Cap			The metal cap and parapet cap are under-sized at the face of the stucco termination creating lift during weather events allowing moisture to penetrate the system. The inspector suggests having a qualified stucco waterproofing contractor replace the caps with a of a three inch cap in an effort to prevent moisture intrusion. Please refer to photos #19.2, #19.3, #19.4, #19.5, #19.6, #20.1, #20.2, #20.3 and #20.4 for more detail.



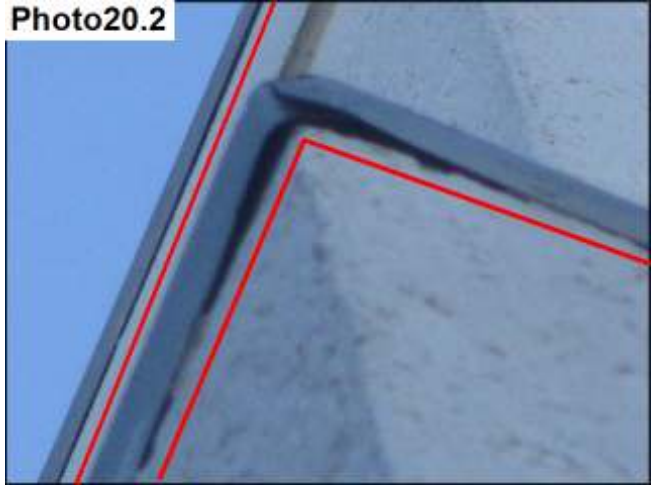
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Photo20.1



Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo20.2



Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo20.3



Under-Sized Metal Cap And Parapet Cap/ Replace Cap

Photo20.4



Under-Sized Metal Cap And Parapet Cap/ Replace Cap