



Moisture Assessment Report

For the Property Located At:

2719 Newman St.
Houston, TX 77098
04/24/2018

Report Prepared For:

Prasad Ivaturi





Prasad Ivaturi
 2719 Newman St.
 Houston, TX 77098
 04/24/2018

Project Information

Project Information Client	Prasad Ivaturi		
Street Address	2719 Newman St.		
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	Traditional Hardcoat	Date of Inspection	04/24/2018
Substrate	Plywood	Others Present	Yes
Age	20 years old	Temperature	77 degrees
Approx. SQ feet	3,000	Weather Conditions	Sunny
Stories	3	Last Rainfall	3 Days
Type of windows	Metal / Single Hung / Fixed	Consultant	Jacob Burns

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 -14 Medium 15 – 19 High >19	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	X			
Caulking AT Window Joints / Miters	X			
Caulking Around Door Frame	Partial			
Caulking At Door Joints / Miters	X			
Caulking Around Other Breaches	Partial			Some penetrations lack sealants. Seal as needed.
Flat Accents Caulked or Angled		X		Seal all flat accents as needed.
Soffit, Frieze & Facia Boards Caulked		X		Seal all deck terminations as needed.
Flashings / Diverters	Present	Not Present	N/A	Comments
Kickout Flashings / Roof / Wall			X	Have contractor assess one roof termination and waterproof as needed.
Balcony Flashings			X	
Other Attachment Flashings		X		Install (2) metal caps.
Chimney Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing	X			
Door Pan Flashing	X			
Window 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			Pull back soil as needed.



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Summary Checklist Continued

Miscellaneous	Yes	No	N/A	Comments
Sprinkler System Present	X			Ensure sprinklers are directed away from exterior of home.
Gutters Clean & Functioning			X	
Control Joints are Present	X			
Cracks Or Impact Damage	X			Cracks are present at control joints. Seal / Repair as needed.
Delamination is present		X		
Exterior Evidence Of Pest Infestation		X		
Dead Valley Present		X		
Exposed Mesh / Foam	X			Impact damage is present. Repair as needed.



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Moisture Inspection Summary

- Always maintain sealants at windows, doors, penetrations and terminations.
- Exposed semi-flat wall noted with hairline cracks. See detail #5.2. It is suggested to apply four coats of elastomeric coating on top of semi-flat wall to minimize moisture intrusion.
- Impact damage is present. See detail #5.3, 6.2, and 8.3. Seal / Repair all impact damage as needed.
- Cracked control joints noted. See detail #5.4, 5.5 and 12.3. Seal / Repair all cracked control joints as needed.
- Alarm sensors are present at windows. See detail #5.6. Always maintain silicone sealants at alarm sensors to minimize moisture intrusion.
- Crack is present. See detail #6.3. Seal / Repair as needed.
- Sealant separation noted at door miters. See detail #7.2 Reseal as needed.
- Hole noted behind down spout. See detail #7.3. Assess and seal as needed.
- Install a metal cap at flat wall above entry gate. See detail #7.4.
- Some penetrations lack sealants. See detail #8.2 and 10.2. Assess and seal all penetrations that lack sealants.
- Rust noted from HVAC overflow. See detail #8.4. This is a cosmetic concern. Clean as needed.
- Cracked corner noted. See detail #8.5. Assess and seal all cracked corners as needed.
- Soffit / fascia at roof termination appears to be damaged / deteriorated. See detail #8.6. Have contactor assess and repair / waterproof area as needed.
- High soil noted. See detail #9.2. Assess and pull back soil away from home to minimize moisture and insect intrusion.
- Seal tops of all accent bands. See detail #9.4.
- Assess all deck terminations and seal as needed. See detail #11.2 and 11.3.
- It is suggested to install a metal cap at pitched wall to minimize moisture intrusion. See detail #12.2.
- Please Note: Touch up all noticeable probe holes.
- Previous probe holes noted by another stucco inspection company.
- Upon stucco repairs it is suggested to provide relief at bottom of wall to allow proper drainage of stucco system. See Elevation #12.1.



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Moisture Inspection Summary

- There are some areas that are showing signs of high moisture. Two of these areas were soft and semi-soft upon probing. Consult with a qualified waterproofing contractor on core sampling these soft and semi soft areas to further investigate extent of the damage. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Soft and None)
- 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.**



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Moisture Inspection Summary

This home was inspected / reviewed by:

Kevin

Kevin Harbison, Reviewer

Jacob Burns, Inspector

StuccoSpec

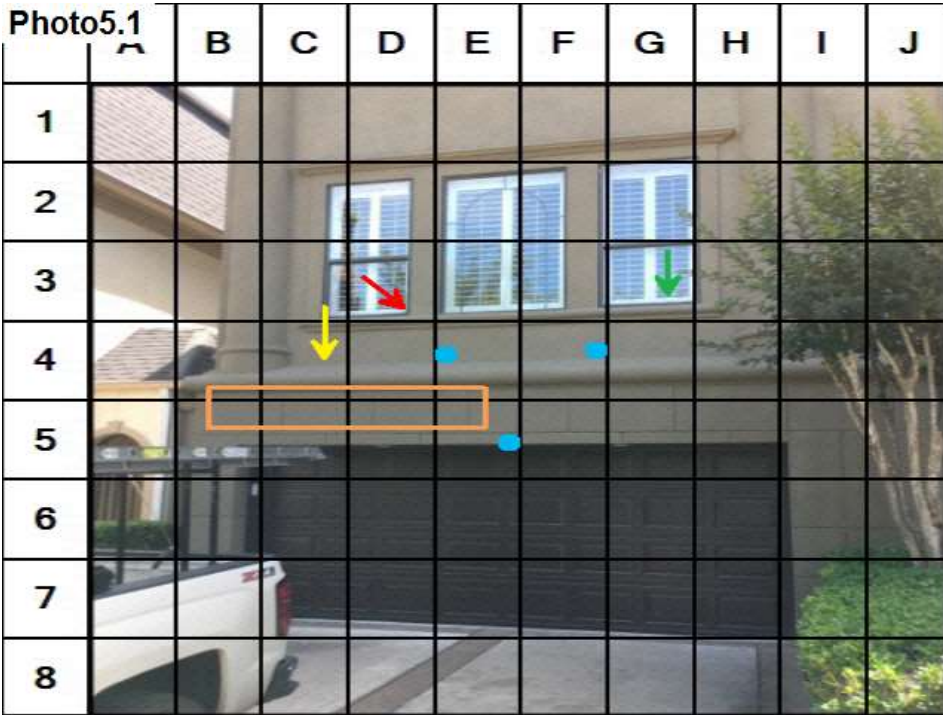
Texas Department of State Health Services

Mold Assessment Consultant / License Number: MAC 0223 exp July 2018

Mold Assessment Technician / License Number: MAT 1168 exp Feb 2019



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Apply four coats of elastomeric at semi-flat wall.



Impact damage is present. Seal / Repair as needed.



Cracked control joints noted. Seal / Repair as needed.



Cracked control joints noted. Seal / Repair as needed.

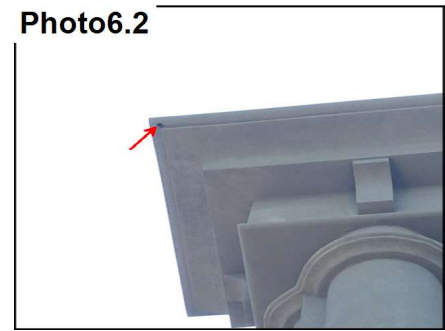
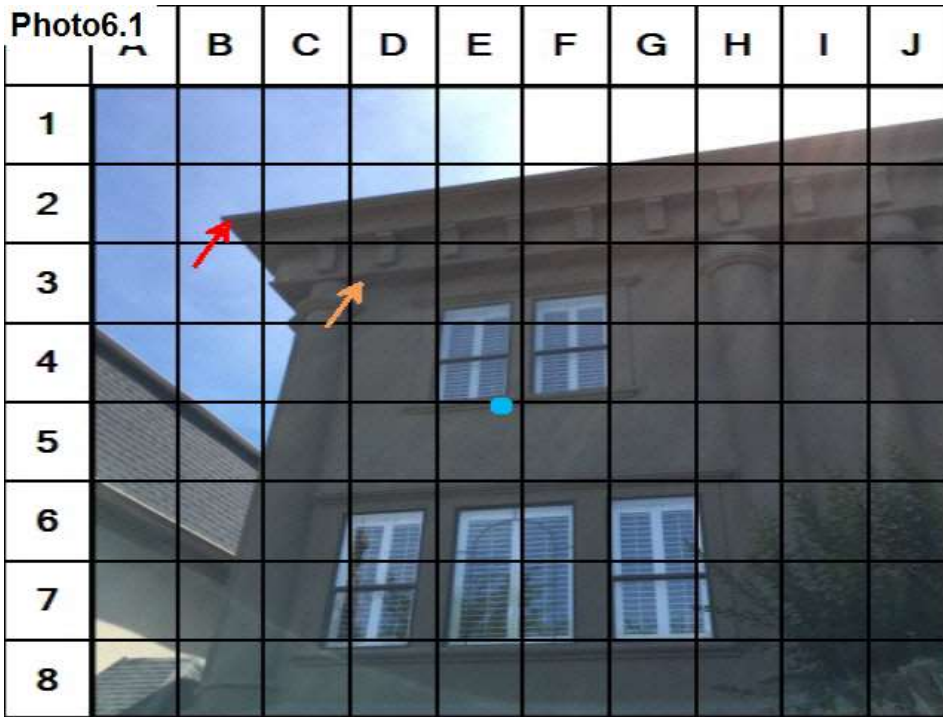


Alarm sensors are present at windows.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #5.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
E4	Window Lower Left	11%	Firm	Moisture reading was made at window lower left.	
E5	Bottom of Wall	17%	Firm	Moisture reading was made at bottom of wall.	
F4	Window Lower Left	17%	Firm	Moisture reading was made at window lower left.	
Yellow Arrow	Semi-Flat Wall			Exposed semi-flat wall noted with hairline cracks. See detail #5.2. It is suggested to apply four coats of elastomeric coating on top of semi-flat wall to minimize moisture intrusion.	
Red Arrow	Impact Damage			Impact damage is present. See detail #5.3. Seal / Repair as needed.	Ch 3.6
Orange Box	Cracked Control Joints			Cracked control joints noted. See detail #5.4 and 5.5. Seal / Repair as needed.	Ch 3.6
Green Arrow	Alarm Sensors			Alarm sensors are present at windows. See detail #5.6. Always maintain silicone sealants at alarm sensors to minimize moisture intrusion.	
Please Note:	Previous Probe Holes Noted			Previous probe holes noted by another stucco inspection company.	



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Seal / Repair impact damage as needed.



Seal / Repair crack as needed.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #6.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1 3.2
E5	Window Lower Right	11%	Firm	Moisture reading was made at window lower right	
Red Arrow	Impact Damage			Impact damage is present. See detail #6.2. Seal / Repair as needed.	Ch 3.6
Orange Arrow	Crack			Crack is present. See detail #6.3. Seal / Repair as needed.	Ch 3.6



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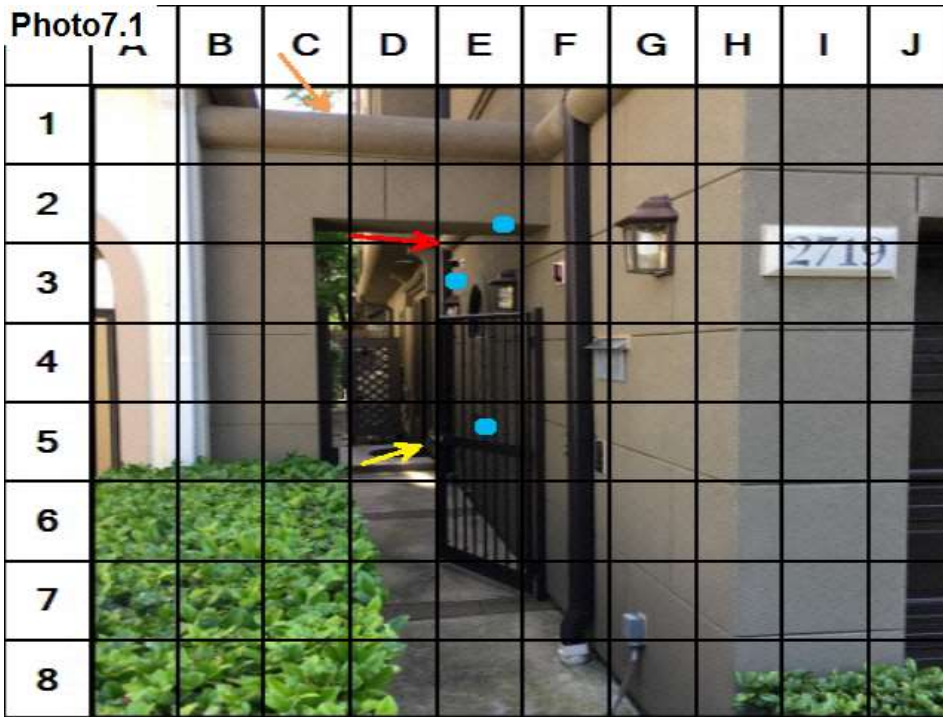


Photo7.2
 Reseal door miters as needed.



Photo7.3
 Seal / Repair cracks as needed.

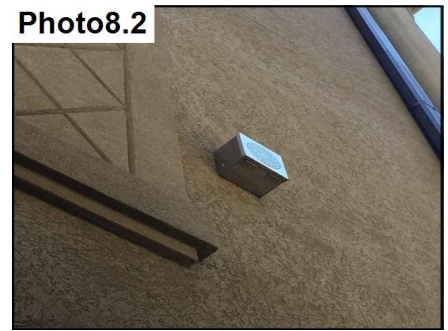
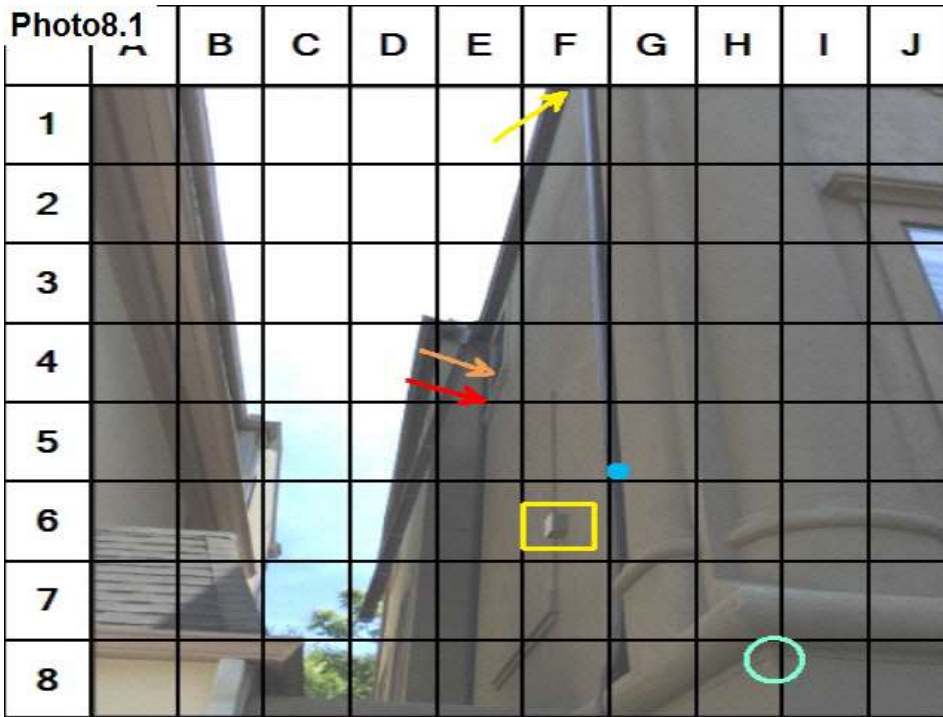


Photo7.4
 Install a metal cap at flat wall.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #7.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
Yellow Arrow	Door Miters			Sealant separation noted at door miters. See detail #7.2 Reseal as needed.	Ch 3.2
Red Arrow	Hole behind down spout			Hole noted behind down spout. See detail #7.3. Assess and seal as needed.	Ch 3.6
Orange Arrow	Flat wall			Install a metal cap at flat wall above entry gate. See detail #7.4.	Ch 3.7
E3	Below Hole	15%	Firm	Moisture reading was made at below hole.	
E5	Window Lower Right	14%	Firm	Moisture reading was made at window lower right	
E2	Bottom of Wall	26%	Semi Firm	Elevated moisture reading was made at bottom of wall.	



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Penetration lacks sealants.



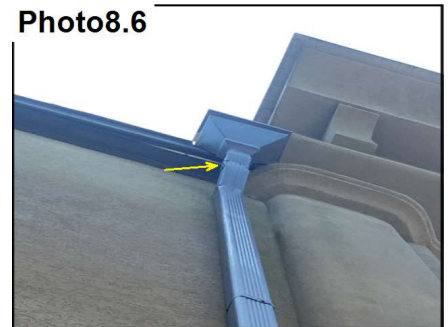
Impact damage noted at foam accent.



Rust staining from HVAC overflow noted.



Cracked corner noted.

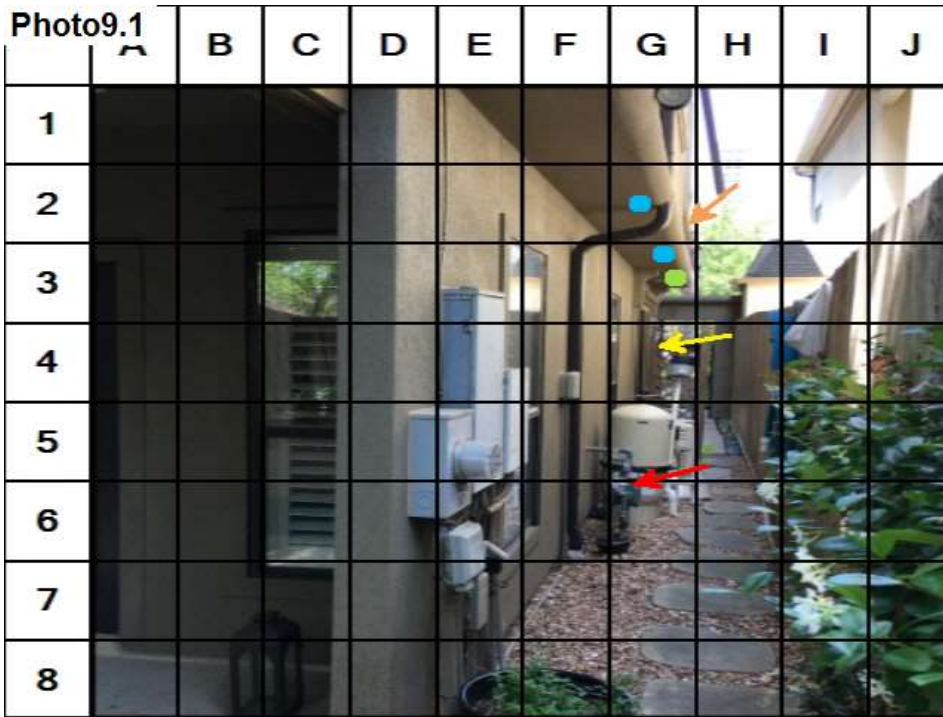


Fascia / soffit appears to be damaged / deteriorated.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #8.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
Yellow Box	Penetration			Some penetrations lack sealants. See detail #8.2. Assess and seal all penetrations that lack sealants.	Ch 3.1
Red Arrow	Foam accent			Impact damage noted at foam accent. See detail #8.3. Assess and repair / seal all damage to foam accents.	Ch 3.6
Orange Arrow	Rust			Rust noted from HVAC overflow. See detail #8.4. This is a cosmetic concern. Clean as needed.	
Blue Circle	Crack			Cracked corner noted. See detail #8.5. Assess and seal all cracked corners as needed.	Ch 3.6
Yellow Arrow	Soffit / fascia			Soffit / fascia at roof termination appears to be damaged / deteriorated. See detail #8.6. Have contractor assess and repair / waterproof area as needed.	Ch 3.4
G5	Below roof termination	17%	Firm	Moisture reading was made below roof termination.	



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High soil noted.



Windows are adequately sealed.



Seal the tops of all accent bands.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #9.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1,3.2
G2	Bottom of wall below window	17%	Firm	Moisture reading was made at bottom of wall below window.	
G3 (Blue Dot)	Bottom of wall below windows	13%	Firm	Low moisture reading was made at bottom of wall below windows.	
G3 (Green Dot)	Bottom of wall below windows	15%	Firm	Moisture reading was made at bottom of wall below windows.	
Red Arrow	High soil			High soil noted. See detail #9.2. Assess and pull back soil away from home to minimize moisture and insect intrusion.	Ch 3.3
Yellow Arrow	Windows			Windows are adequately sealed. See detail #9.3. This is a proper detail.	Ch 3.2
Orange Arrow	Accent bands			Seal tops of all accent bands. See detail #9.4.	Ch 3.7



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Photo10.1	A	B	C	D	E	F	G	H	I	J
1										
2										
3										
4										
5										
6										
7										
8										



Light fixture lacks sealants.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #10.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
Red Arrow	Light fixture			Light fixture lacks sealants. See detail #10.2. Assess and seal all light fixtures as needed.	Ch 3.1



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Seal all deck terminations as needed.

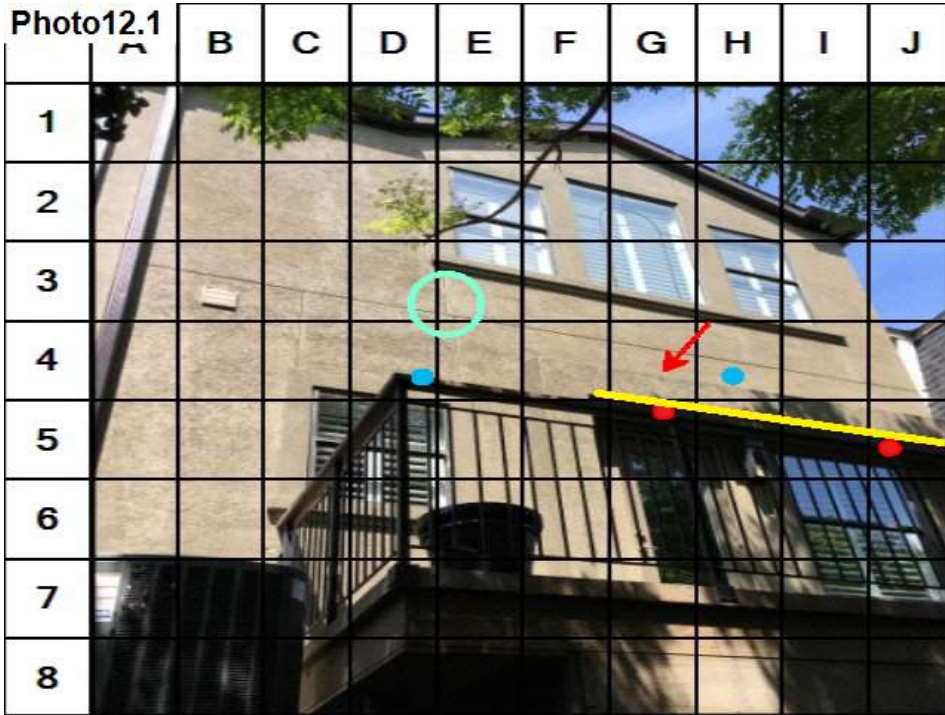


Seal all deck terminations as needed.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #11.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
D3	Below Deck Termination	12%	Firm	Moisture reading was made at below deck termination.	
Red Arrows	Deck Terminations			Assess all deck terminations and seal as needed. See detail #11.2 and 11.3.	Ch 3.5
J3	Below Deck Termination	15%	Firm	Moisture reading was made at below deck termination.	
Please Note:	Touch up all noticeable Probe Holes			Touch up all noticeable probe holes.	



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Install a metal cap at pitched wall.



Cracked control joints noted.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #12.1	Chapter Reference
				Always maintain sealants at windows, doors, penetrations and terminations.	Ch 3.1, 3.2
D4	Window Upper Right	13%	Firm	Moisture reading was made at window upper right.	
G5	Bottom of Wall	40%	Soft	High moisture reading was made at bottom of wall. Soft substrate noted.	
J5	Bottom of Wall	35%	Semi Soft	High moisture reading was made at bottom of wall. Semi soft substrate noted.	
H4	Window Lower Left	11%	Firm	Moisture reading was made at window lower left.	
Red Arrow	Pitched wall			It is suggested to install a metal cap at pitched wall to minimize moisture intrusion. See detail #12.2.	
Blue Circle	Control joints			Cracked control joints noted. See detail #12.3. Assess and seal all cracked control joints as needed.	
Yellow Line	Bottom of wall			Upon stucco repairs it is suggested to provide relief at bottom of wall to allow proper drainage of stucco system.	