



Lone Star Stucco, LLC

Moisture Assessment Report

Joe Nasr

2301 Hazard St Unit A

Houston, TX 77019

4/21/2020



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	Joe Nasr	Type of Inspection	Moisture Assessment
Property Address	2301 Hazard St Unit A	Date of Inspection	4/21/2020
City, State, ZIP	Houston, TX 77019	Temperature	75 Degrees
Phone	312.493.5301	Weather	Clear
Square Footage (estimated)	3,410	Last Rain	2 Days
Approximate Age of Property	2008	In Attendance	Yes
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hard Coat/ Siding		
Substrate	Plywood/ OSB		
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	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 penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #4.2, #4.3, #4.4, #4.5, #4.6, #12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.
- Note that the bottom bumpout wall at this location is an improper detail with semi-firm substrate noted. The inspector suggests to have a qualified stucco waterproofing contractor further assess this area as needed and to install a relief in an effort to allow proper moisture evacuation. Please refer to photos #5.2, #5.3, #5.4 and #5.5 for more detail.
- The window sealants are aged and separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #6.2, #6.3, #19.2, #19.3 and #19.4 for more detail.
- The paint on the Juliet railing and second floor window frames is deteriorating. The inspector suggests to clean this location with a wire brush and paint as needed. Please refer to photos #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.
- Hairline cracks and efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating. The inspector suggests to consult with a qualified stucco contractor to treat this area with commercial cleaners and then paint. Please refer to photos #8.2, #8.3 and #8.4 for more detail.
- The paint on the window accents is delaminating from the stucco, as depicted in attached photo. This typically occurs when the previous stucco finish is not cleaned, primed, or otherwise not properly prepared prior to painting. The inspector suggests to consult a qualified stucco waterproofing contractor to remove all peeling paint, clean, prime, and re-paint per stucco industry standards. Please note not all delaminating areas are necessarily identified in this report. Please refer to photos #9.2, #9.3, #9.4 and #9.5 for more detail.



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- The accent sealants are aged and separated allowing moisture to penetrate the system.. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #10.2, #10.3 and #10.4 for more detail.
- The door trim and miter sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #11.2, #11.3 and #11.4 for more detail.
- The window sealants are separated or thin. 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 #13.2, #13.3, #13.4, #13.5 and #13.6 for more detail.
- Mildew has been noted in this location. The inspector suggests to clean the area as needed. Please refer to photos #14.2, #14.3 and #14.4 for more detail.
- The paint in this location is delaminating and moisture intrusion was noted at the upper panel below the cracked control joint. The inspector suggests to have a qualified stucco waterproofing contractor further assess repair and resurface this area as needed in an effort to prevent moisture intrusion. Please refer to photos #15.2, #15.3 and #15.4 for more detail.
- The roof diverter flashing sealants are separated or aged. 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 #16.2, #16.3 and #16.4 for more detail.
- The siding sealants are aged. The inspector suggests to have a qualified waterproofing contractor seal and paint this area as needed in an effort to prevent moisture intrusion. Please refer to photos #17.2, #17.3, #17.4 and #17.5 for more detail.
- The door miter 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 #18.2 and #18.3 for more detail.
- The penetration 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 #18.4, #18.5 and #18.6 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 photos #19.5 and #19.6 for more detail.
- You have several areas that are showing signs of elevated moisture. 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.



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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



Penetration Sealants/ Seal

Photo4.3



Penetration Sealants/ Seal

Photo4.4



Penetration Sealants/ Seal

Photo4.5



Penetration Sealants/ Seal

Photo4.6

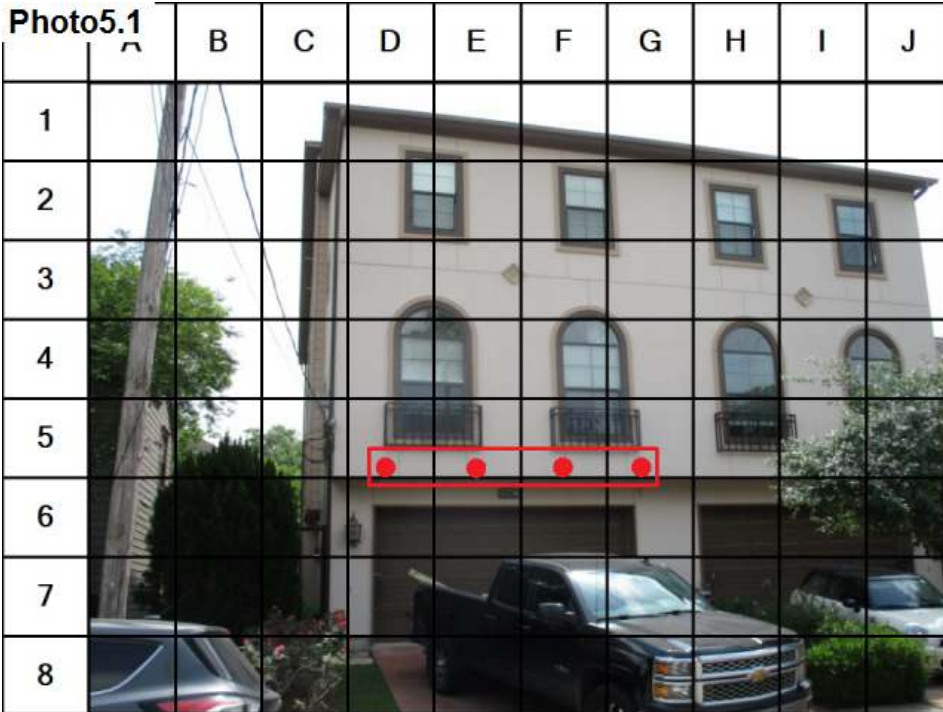


Penetration Sealants/ Seal

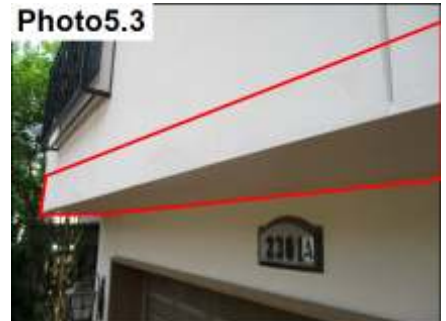
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetration Sealants			The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #4.2, #4.3, #4.4, #4.5 and #4.6 for more detail.



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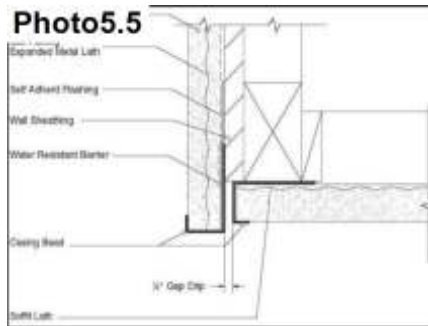
Bottom Bumpout Wall/ Create Relief



Bottom Bumpout Wall/ Create Relief



Bottom Bumpout Wall/ Create Relief

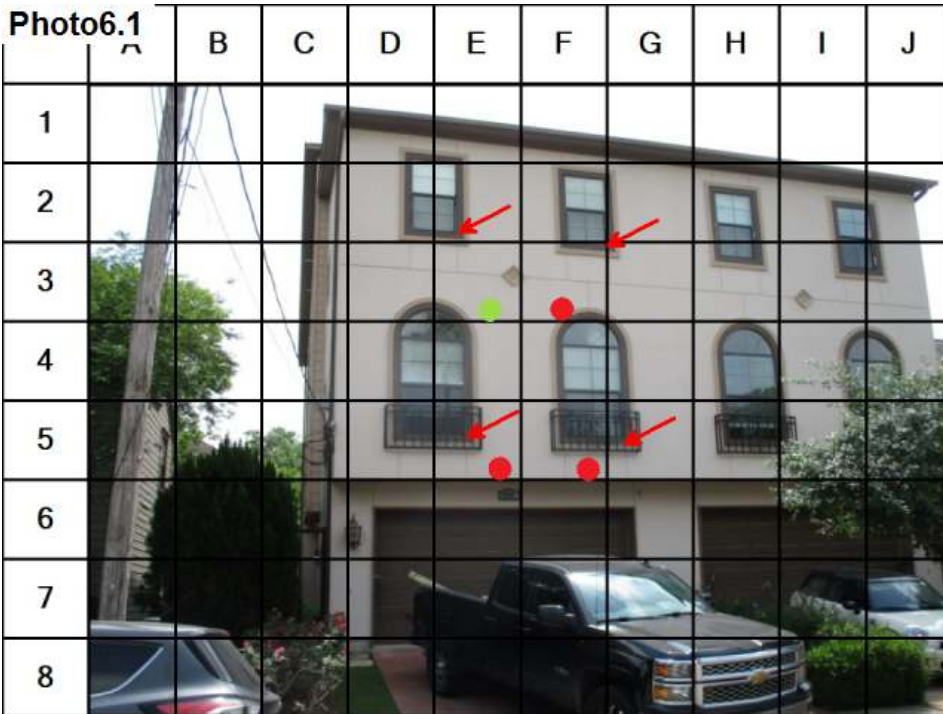


Proper Relief Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Bottom Bumpout Wall			Note that the bottom bumpout wall at this location is an improper detail with semi-firm substrate noted. The inspector suggests to have a qualified stucco waterproofing contractor further assess this area as needed and to install a relief in an effort to allow proper moisture evacuation. Please refer to photos #5.2, #5.3, #5.4 and #5.5 for more detail.
D5	Bottom Bumpout Wall	27%	Semi-Firm	A moisture probe was made at the bottom bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.
E5	Bottom Bumpout Wall	28%	Semi-Firm	A moisture probe was made at the bottom bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.
F5	Bottom Bumpout Wall	26%	Semi-Firm	A moisture probe was made at the bottom bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.
G5	Bottom Bumpout Wall	23%	Semi-Firm	A moisture probe was made at the bottom bumpout wall. An elevated moisture reading was noted with a semi-firm substrate.



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Window Sealants/ Seal



Window Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are aged and separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #6.2 and #6.3 for more detail.
E5	Window Bottom Right	22%	Firm	A moisture probe was made below the window bottom right. An elevated moisture reading was noted with a firm substrate.
F5	Window Bottom Left	24%	Firm	A moisture probe was made below the window bottom left. An elevated moisture reading was noted with a firm substrate.
E3	Second Floor Window Bottom Right	18%	Firm	A moisture probe was made below the second floor window bottom right. The substrate was firm with no damage noted at this time.
F3	Second Floor Window Bottom Left	20%	Firm	A moisture probe was made below the second floor window bottom left. An elevated moisture reading was noted with a firm substrate.



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Photo7.1



Photo7.2



Deteriorating Paint/ Clean And Paint

Photo7.3



Deteriorating Paint/ Clean And Paint

Photo7.4



Deteriorating Paint/ Clean And Paint

Photo7.5



Deteriorating Paint/ Clean And Paint

Photo7.6



Deteriorating Paint/ Clean And Paint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circles	Deteriorating Paint			The paint on the Juliet railing and second floor window frames is deteriorating. The inspector suggests to clean this location with a wire brush and paint as needed. 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



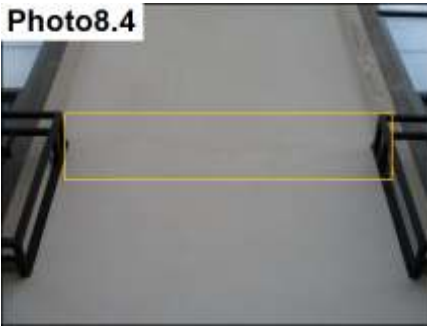
Hairline Cracks And Efflorescence Noted/ Clean/ Paint

Photo8.3



Hairline Cracks And Efflorescence Noted/ Clean/ Paint

Photo8.4



Hairline Cracks And Efflorescence Noted/ Clean/ Paint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Hairline Cracks And Efflorescence			Hairline cracks and efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating. The inspector suggests to consult with a qualified stucco contractor to treat this area with commercial cleaners and then paint. Please refer to photos #8.2, #8.3 and #8.4 for more detail.



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Photo9.1



Photo9.2



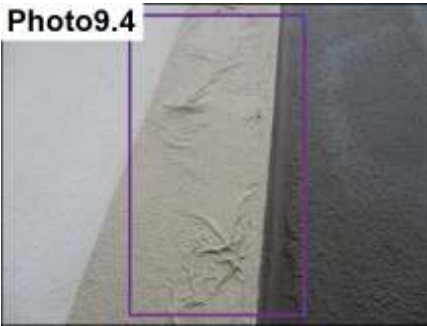
Delaminating Paint/ Clean, Prime And Re-Paint

Photo9.3



Delaminating Paint/ Clean, Prime And Re-Paint

Photo9.4



Delaminating Paint/ Clean, Prime And Re-Paint

Photo9.5



Delaminating Paint/ Clean, Prime And Re-Paint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Purple Boxes	Delaminating Paint			The paint on the window accents is delaminating from the stucco, as depicted in attached photo. This typically occurs when the previous stucco finish is not cleaned, primed, or otherwise not properly prepared prior to painting. The inspector suggests to consult a qualified stucco waterproofing contractor to remove all peeling paint, clean, prime, and re-paint per stucco industry standards. Please note not all delaminating areas are necessarily identified in this report. Please refer to photos #9.2, #9.3, #9.4 and #9.5 for more detail.



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Photo10.1

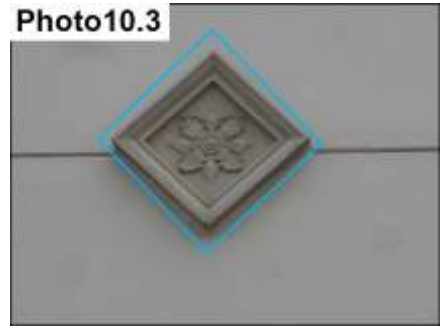


Photo10.2



Accent Sealants/ Seal

Photo10.3



Accent Sealants/ Seal

Photo10.4



Accent Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Accent Sealants			The accent sealants are aged and separated allowing moisture to penetrate the system.. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #10.2, #10.3 and #10.4 for more detail.



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Photo11.1



Photo11.2



Door Trim and Miter Sealants/ Seal

Photo11.3



Door Trim and Miter Sealants/ Seal

Photo11.4



Door Trim and Miter 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 separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #11.2, #11.3 and #11.4 for more detail.



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Photo12.1

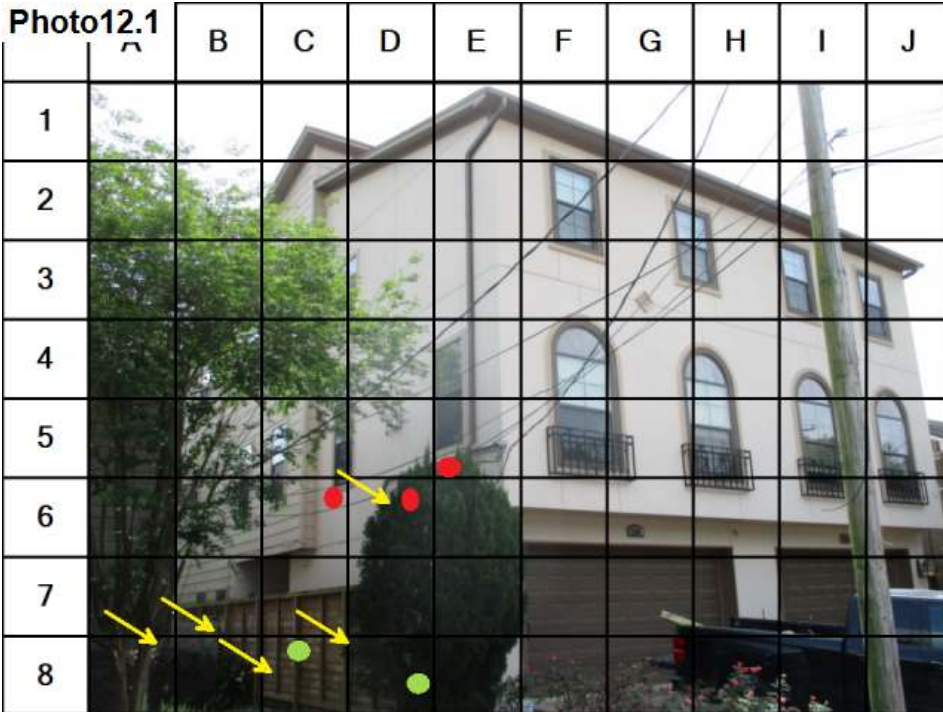


Photo12.2



Penetration Sealants/ Seal

Photo12.3



Penetration Sealants/ Seal

Photo12.4



Penetration Sealants/ Seal

Photo12.5



Penetration Sealants/ Seal

Photo12.6



Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetration Sealants			The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant 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 #12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.
D8	Bottom Wall	18%	Firm	A moisture probe was made at the bottom wall. The substrate was firm an no damage was noted at this time.
C8	Bottom Wall	18%	Firm	A moisture probe was made at the bottom wall. The substrate was firm an no damage was noted at this time.
E5	Window Lower Left	23%	Firm	A moisture probe was made at the window lower left. An elevated moisture was noted with a firm substrate.
D6	Below Direct Vent	21%	Firm	A moisture probe was made below the direct vent. An elevated moisture was noted with a firm substrate.
C6	Window Lower left	22%	Firm	A moisture probe was made at the window lower left. An elevated moisture was noted with a firm substrate.

"Your Local Moisture & Mold Consultant Specialist"



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Photo13.1



Photo13.2



Window Sealants/ Seal

Photo13.3



Window Sealants/ Seal

Photo13.4



Window Sealants/ Seal

Photo13.5



Window Sealants/ Seal

Photo13.6



Window Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are separated or thin. 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 #13.2, #13.3, #13.4, #13.5 and #13.6 for more detail.



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Photo14.1



Photo14.2



Mildew/Clean

Photo14.3



Mildew/Clean

Photo14.4



Mildew/Clean

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Circles	Mildew			Mildew has been noted in this location. The inspector suggests to clean the area as needed. Please refer to photos #14.2, #14.3 and #14.4 for more detail.



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Photo15.1

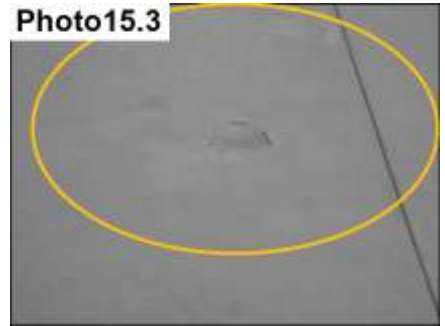


Photo15.2



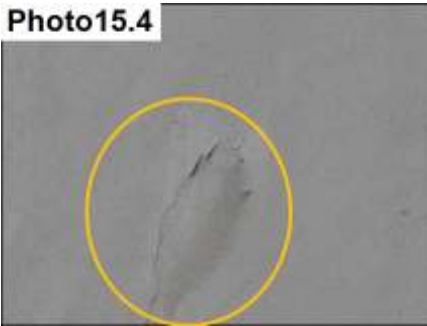
Delaminating Paint And Moisture Intrusion/ Repair And Resurface

Photo15.3



Delaminating Paint And Moisture Intrusion/ Repair And Resurface

Photo15.4



Delaminating Paint And Moisture Intrusion/ Repair And Resurface

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circle	Delaminating Paint / Moisture Intrusion			The paint in this location is delaminating and moisture intrusion was noted at the upper panel below the cracked control joint. The inspector suggests to have a qualified stucco waterproofing contractor further assess repair and resurface this area as needed in an effort to prevent moisture intrusion. Please refer to photos #15.2, #15.3 and #15.4 for more detail.



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Photo16.1



Photo16.2



Roof Diverter Flashing Sealants/
Seal

Photo16.3



Roof Diverter Flashing Sealants/
Seal

Photo16.4



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 separated or aged. 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 #16.2, #16.3 and #16.4 for more detail.



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Photo17.1



Photo17.2



Siding Sealants/ Seal

Photo17.3



Siding Sealants/ Seal

Photo17.4



Siding Sealants/ Seal

Photo17.5



Siding Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Circle	Siding Sealants			The siding sealants are aged. The inspector suggests to have a qualified waterproofing contractor seal and paint this area as needed in an effort to prevent moisture intrusion. Please refer to photos #17.2, #17.3, #17.4 and #17.5 for more detail.



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Photo18.1



Photo18.2



Door Miter Sealants/ Seal

Photo18.3



Door Miter Sealants/ Seal

Photo18.4



Penetration Sealants/ Seal

Photo18.5



Penetration Sealants/ Seal

Photo18.6



Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Miter Sealants			The door miter 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 #18.2 and #18.3 for more detail.
Yellow Arrows	Penetration Sealants			The penetration 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 #18.4, #18.5 and #18.6 for more detail.



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Photo19.1



Photo19.2



Window Sealants/ Seal

Photo19.3



Window Sealants/ Seal

Photo19.4



Window Sealants/ Seal

Photo19.5



Rust Stains/ Clean And Paint

Photo19.6



Rust Stains/ Clean And Paint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are separated. 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 #19.2, #19.3 and #19.4 for more detail.
Purple Circle	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 photos #19.5 and #19.6 for more detail.