



Lone Star Stucco, LLC

Moisture Assessment Report

Fatma Seren

1931 Indiana Street

Houston, TX 77019



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



Lone Star Stucco, LLC

Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Client Name	Fatma Seren	Type of Inspection	Invasive
Property Address	1931 Indiana Street	Date of Inspection	8/10/21
City, State, ZIP	Houston, TX 77019	Temperature	95 Degrees
Phone	713-397-3326	Weather	Clear
Square Footage (estimated)	2300	Last Rain	N/A
Approximate Age of Property	2007	In Attendance	Owner
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hardcoat Stucco/ Siding		
Substrate	Wood		
Windows	Metal/ Fixed/ Single Hung		

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>		



Lone Star Stucco, LLC

Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		Seal All Windows Typical
Caulking At Window Joints / Miters		X		Seal
Caulking Around Door Frame		X		Seal DoorTrim / Typical
Caulking At Door Joints / Miters		X		Seal Door Miter / Typical
Caulking Around Other Breaches		X		Seal Penetrations / Typical
Flat Accents Caulked or Angled		X		Seal
Soffit, Frieze & Facia Boards Caulked	X			No Modification at this Time
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Seal / Typical
Balcony Flashings		X		Seal Balcony Flashings / Typical
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			



Lone Star Stucco, LLC

Summary Page

- Lone Star Stucco, LLC recommends consulting with a stucco waterproofing contractor to touch up or seal all doors, windows, and penetrations as needed in an effort to avoid moisture intrusion.
- CMU appears to be typically detailed at grade for the time of this construction. No visible evidence of moisture intrusion was observed at the time of this inspection at this location. The inspector suggests that this is a positive detail and recommends no modification at this time but to always keep soil away from the structure. Please refer to photos #4.2, #4.3, #4.4, #4.5 and #4.6 for more detail.
- The door trim sealants are missing, aged or separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 and #5.6 for more detail.
- The penetration sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 #6.2, #6.3, #6.4, #6.5, #6.6, #7.1, #7.2, #7.3 and #7.4 for more detail.
- The window sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #8.2, #8.3, #8.4, #8.5 and #8.6 for more detail.
- The bottom of the bump out wall does have a reglet vent. For the time of construction, this was an acceptable detail, but it has been realized that it still has the potential to obstruct proper moisture evacuation. At the time of inspection, the substrate was firm, and the inspector recommends no modification at this time as the system is properly functioning. It is suggested to maintain all window sealants above. Please refer to photos #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.
- The bottom of the wall trim is preventing the potential moisture to properly evacuate the system. The inspector suggests to pull back the trim at this location and provide a 1/4 inch void to create a relief to allow for proper evacuation of moisture from the system. Please refer to photo #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



Lone Star Stucco, LLC

Summary Page

- Roof diverter flashing sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.
- The window accents/stucco termination sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #13.2, #13.3, #13.4, #13.5 and #13.6 for more detail.
- The metal cap sealants are present at these locations. The inspector suggests to maintain these sealants in an effort to prevent moisture intrusion. Please refer to photos #14.2, #14.3, #14.4, #14.5 and #14.6 for more detail.
- The metal cap flashing sealants are beginning to age at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 and #15.5 for more detail.
- The door trim and miter sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 #18.2, #18.3, #18.4 and #18.5 for more detail.
- The penetration sealants are aged. The inspector suggests to have a qualified waterproofing contractor remove aged sealants then seal this area with a 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 #19.2, #19.3, #19.4, #19.5, #19.6, #20.1, #20.2, #20.3 and #20.4 for more detail.
- Mildew and run off stains have been noted in these areas. The inspector suggests to clean and paint the area as needed from an aesthetic concern only. Please refer to photos #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.
- The bottom of the bumpout does have a reglet vent with elevated moisture and firm substrate noted. For the time of construction, this was an acceptable detail, but it has been realized that it still has the potential to obstruct proper moisture evacuation. The inspector suggests not to modify this area at this point in time but to maintain window sealants above. Please refer to photos #22.2 and #22.3 for more detail.



Lone Star Stucco, LLC

Summary Page

- The window sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #24.2, #24.3, #24.4, #24.5, #24.6, #25.1, #25.2, #25.3 and #25.4 for more detail.
- The bottom of the wall at the window header is missing a proper relief and elevated moisture noted. The inspector suggests having a qualified waterproofing contractor further assess and modify this location, creating a relief to allow for proper evacuation of moisture from the system. Please refer to photos #26.2, #26.3, #26.4, #26.5 and #26.6 for more detail.
- The window accent band/stucco termination sealants are aged or separated. The inspector suggests to have a qualified waterproofing contractor further assess and repair all cracks then seal the termination with a 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 #27.2, #27.3, #27.4, #27.5 and #27.6 for more detail.
- Fixed windows are noted in these areas with missing and unsealed screws allowing moisture to penetrate the system. The inspector suggests refastening and seal all screws then wet glaze these windows to help decrease the amount of moisture intrusion that can occur at windowpane itself. Glazing the window is using a silicone sealant to seal the glass windowpane to the metal frame. Please refer to photos #28.2, #28.3, #28.4, #28.5 and #28.6 for more detail.
- The scupper sealants are aged. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with a 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 #29.2, #29.3, #29.4, #29.5 and #29.6 for more detail.
- The cement fiber panels are separated. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten and seal joints to prevent moisture intrusion. Please refer to photos #30.2, #30.3, #30.4, #30.5 and #30.6 for more detail.
- The door trim sealants are aged. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #31.2 and #31.3 for more detail.



Lone Star Stucco, LLC

Summary Page

- The penetration sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #32.2 and #32.3 for more detail.
- The metal cap sealants are aged at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal in an effort to prevent moisture intrusion. Please refer to photos #33.2 and #33.3 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.
- **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

Summary Page

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 8/13/2022



Lone Star Stucco, LLC

Photo4.1



Photo4.2



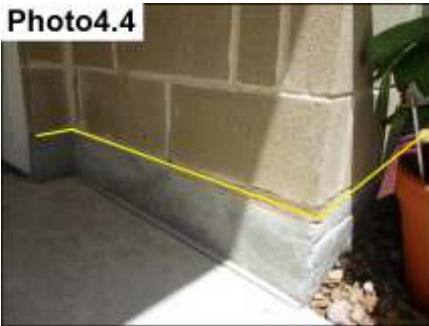
Proper Grade Termination With Weep Holes / Positive Detail

Photo4.3



Proper Grade Termination With Weep Holes / Positive Detail

Photo4.4



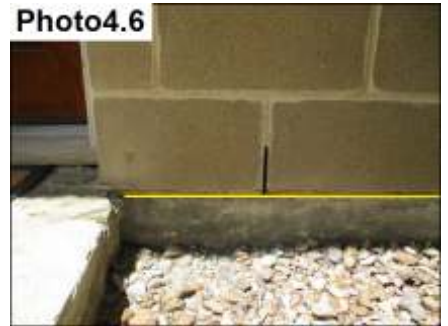
Proper Grade Termination With Weep Holes / Positive Detail

Photo4.5



Proper Grade Termination With Weep Holes / Positive Detail

Photo4.6



Proper Grade Termination With Weep Holes / Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Lines	Grade Termination			CMU appears to be typically detailed at grade for the time of this construction. No visible evidence of moisture intrusion was observed at the time of this inspection at this location. The inspector suggests that this is a positive detail and recommends no modification at this time but to always keep soil away from the structure. Please refer to photos #4.2, #4.3, #4.4, #4.5 and #4.6 for more detail.



Lone Star Stucco, LLC

Photo5.1



Photo5.2



Door Sealant Separation / Seal

Photo5.3



Door Sealant Separation / Seal

Photo5.4



Door Sealant Separation / Seal

Photo5.5



Door Sealant Separation / Seal

Photo5.6



Door Sealant Separation / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim sealants are missing, aged or separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 and #5.6 for more detail.



Lone Star Stucco, LLC

Photo6.1



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

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 #6.2, #6.3, #6.4, #6.5, #6.6, #7.1, #7.2, #7.3 and #7.4 for more detail.



Lone Star Stucco, LLC

Photo7.1



Penetration Sealants / Seal

Photo7.2



Penetration Sealants / Seal

Photo7.3



Penetration Sealants / Seal

Photo7.4



Penetration Sealants / Seal



Lone Star Stucco, LLC

Photo8.1



Photo8.2



Window Sealants / Seal

Photo8.3



Window Sealants / Seal

Photo8.4



Window Sealants / Seal

Photo8.5



Window Sealants / Seal

Photo8.6



Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #8.2, #8.3, #8.4, #8.5 and #8.6 for more detail.



Lone Star Stucco, LLC



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C6	Bottom Wall	18%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.
D6	Bottom Wall	20%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.
E6	Bottom Wall	18%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.
F6	Bottom Wall	22%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.
G6	Bottom Wall	23%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.



Lone Star Stucco, LLC

Photo10.1



Photo10.2



Reglet Vent Installed / No Modification

Photo10.3



Reglet Vent Installed / No Modification

Photo10.4



Reglet Vent Installed / No Modification

Photo10.5



Reglet Vent Installed / No Modification

Photo10.6



Reglet Vent Installed / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Lines	Reglet Vent			The bottom of the bump out wall does have a reglet vent. For the time of construction, this was an acceptable detail but it has been realized that it still has the potential to obstruct proper moisture evacuation. At the time of inspection, the substrate was firm and the inspector recommends no modification at this time as the system is properly functioning. It is suggested to maintain all window sealants above. Please refer to photos #10.2,#10.3, #10.4, #10.5 and #10.6 for more detail.



Lone Star Stucco, LLC

Photo11.1

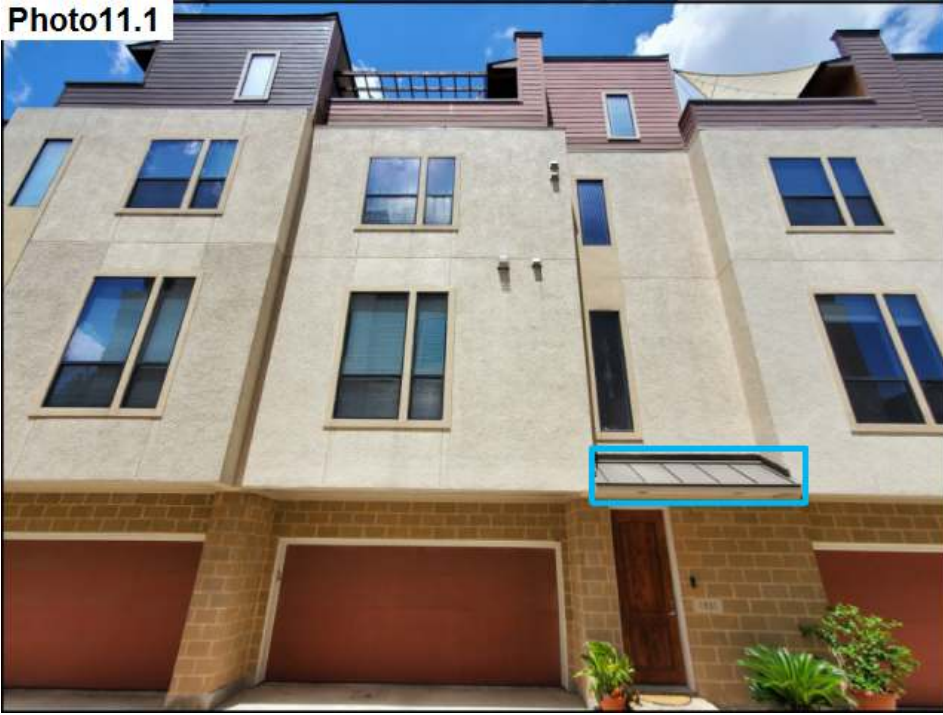


Photo11.2



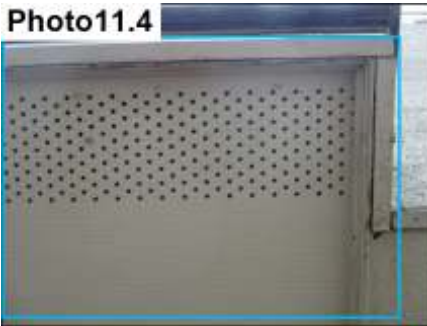
Pull Back Trim To Create A Relief

Photo11.3



Pull Back Trim To Create A Relief

Photo11.4



Pull Back Trim To Create A Relief

Photo11.5



Pull Back Trim To Create A Relief

Photo11.6



Pull Back Trim To Create A Relief

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Boxes	Siding			The bottom of the wall trim is preventing the potential moisture to properly evacuate the system. The inspector suggests to pull back the trim at this location and provide a 1/4 inch void to create a relief to allow for proper evacuation of moisture from the system. Please refer to photo #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



Lone Star Stucco, LLC

Photo12.1



Photo12.2



Roof Diverter Flashing / Seal

Photo12.3



Roof Diverter Flashing / Seal

Photo12.4



Roof Diverter Flashing / Seal

Photo12.5



Roof Diverter Flashing / Seal

Photo12.6



Roof Diverter Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Circles	Flashing			Roof diverter flashing sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #12.2, #12.3, #12.4, #12.5 and #12.6 for more detail.



Lone Star Stucco, LLC

Photo13.1

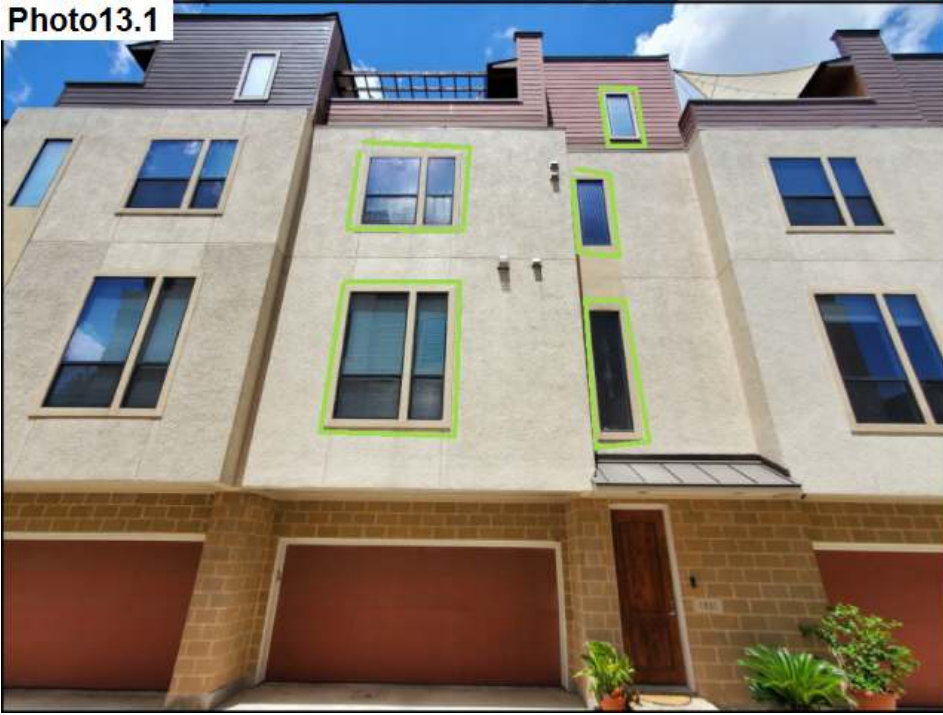


Photo13.2



Window Accent/Stucco Termination / Seal

Photo13.3



Window Accent/Stucco Termination / Seal

Photo13.4



Window Accent/Stucco Termination / Seal

Photo13.5



Window Accent/Stucco Termination / Seal

Photo13.6



Window Accent/Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Boxes	Stucco Termination			The window accents/stucco termination sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #13.2, #13.3, #13.4, #13.5 and #13.6 for more detail.



Lone Star Stucco, LLC

Photo14.1

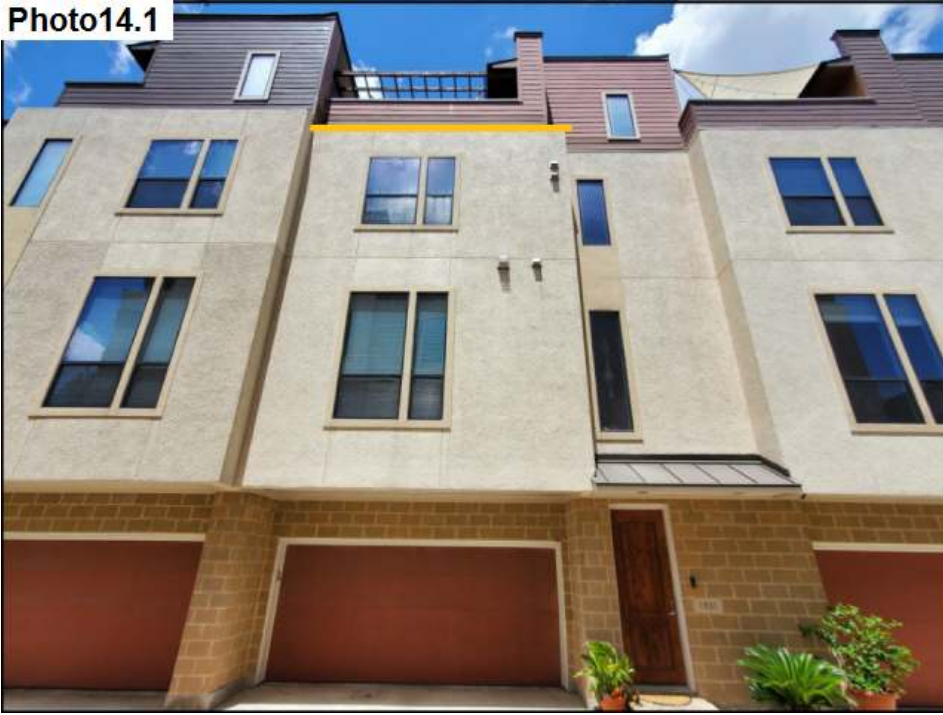


Photo14.2



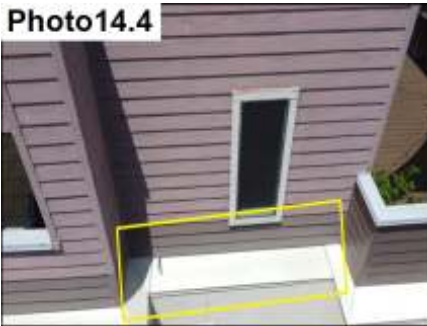
Metal Cap/Siding Termination / Maintain

Photo14.3



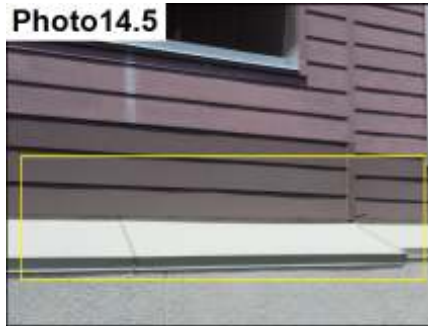
Metal Cap/Siding Termination / Maintain

Photo14.4



Metal Cap/Siding Termination / Maintain

Photo14.5



Metal Cap/Siding Termination / Maintain

Photo14.6



Metal Cap/Siding Termination / Maintain

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Lines	Metal Cap			The metal cap sealants are present at these locations. The inspector suggests to maintain these sealants in an effort to prevent moisture intrusion. Please refer to photos #14.2, #14.3, #14.4, #14.5 and #14.6 for more detail.



Lone Star Stucco, LLC

Photo15.1



Photo15.2



Roof Flashing / Seal

Photo15.3



Roof Flashing / Seal

Photo15.4



Roof Flashing / Seal

Photo15.5

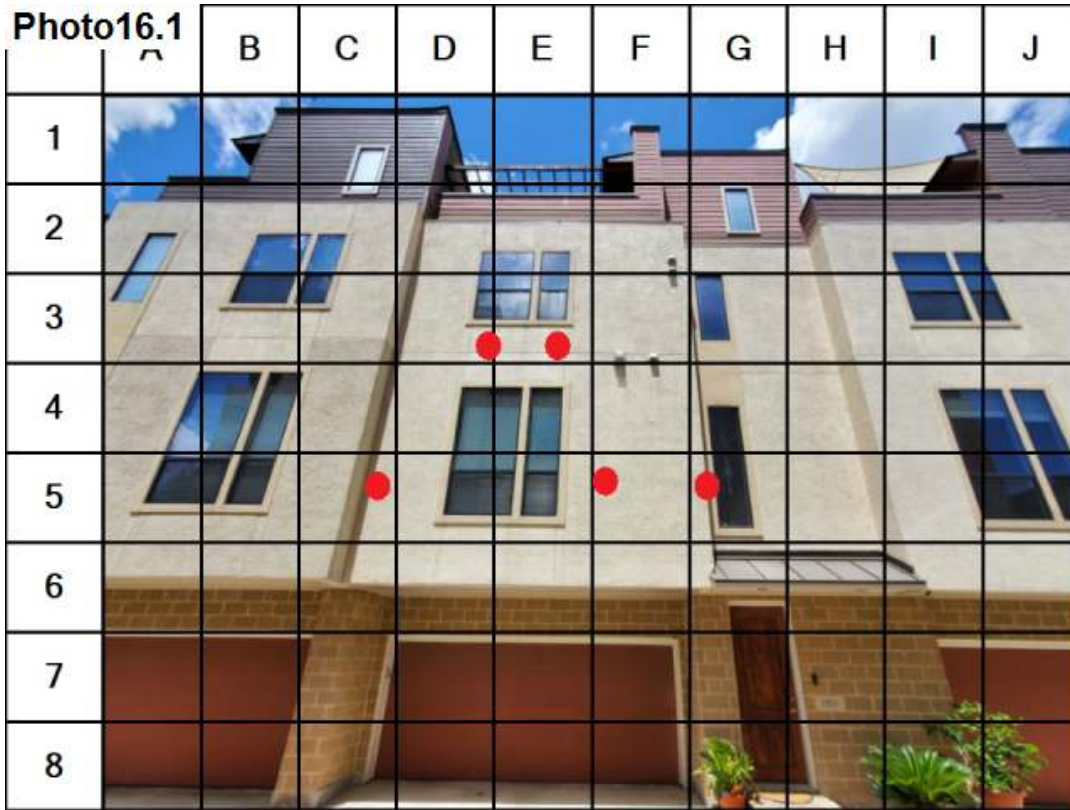


Roof Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Circles	Flashing			The metal cap flashing sealants are beginning to age at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 and #15.5 for more detail.



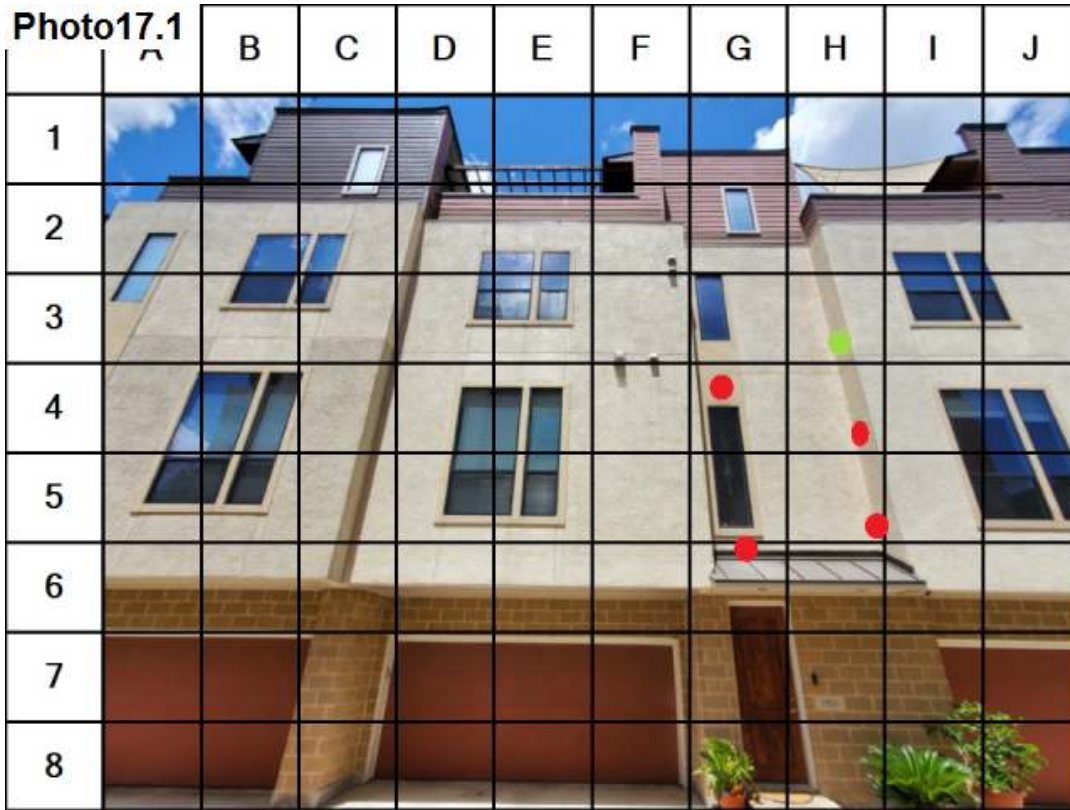
Lone Star Stucco, LLC



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C5	Corner Wall	20%	Firm	A moisture probe was made at corner wall. An elevated moisture reading was noted with a firm substrate.
F5	Mid Wall	22%	Firm	A moisture probe was made at mid wall. An elevated moisture reading was noted with a firm substrate.
G5	Window Header	23%	Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a firm substrate.
D3	Window Header	22%	Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a firm substrate.
E3	Window Header	21%	Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a firm substrate.



Lone Star Stucco, LLC



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
G6	Wall Below Siding	20%	Firm	A moisture probe was made at wall below siding. An elevated moisture reading was noted with a firm substrate.
G4	Wall Below Siding	23%	Firm	A moisture probe was made at wall below siding. An elevated moisture reading was noted with a firm substrate.
H5	Wall Below Siding	22%	Firm	A moisture probe was made at wall below siding. An elevated moisture reading was noted with a firm substrate.
H4	Wall Below Siding	22%	Firm	A moisture probe was taken at wall below siding. An elevated moisture reading was noted with a firm substrate.
H3	Wall Below Siding	18%	Firm	A moisture probe was taken at wall below siding. The substrate was firm with no damage noted at this time.



Lone Star Stucco, LLC

Photo18.1



Photo18.2



Door Sealant Separation / Seal

Photo18.3



Door Sealant Separation / Seal

Photo18.4



Door Sealant Separation / Seal

Photo18.5



Door Sealant Separation / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim and miter sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area with a 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 #18.2, #18.3, #18.4 and #18.5 for more detail.



Lone Star Stucco, LLC

Photo19.1



Photo19.2



Penetration Sealants / Seal

Photo19.3



Penetration Sealants / Seal

Photo19.4



Penetration Sealants / Seal

Photo19.5



Penetration Sealants / Seal

Photo19.6



Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged. The inspector suggests to have a qualified waterproofing contractor remove aged sealants then seal this area with a 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 #19.2, #19.3, #19.4, #19.5, #19.6, #20.1, #20.2, #20.3 and #20.4 for more detail.



Lone Star Stucco, LLC

Photo20.1



Penetration Sealants / Seal

Photo20.2



Penetration Sealants / Seal

Photo20.3



Penetration Sealants / Seal

Photo20.4



Penetration Sealants / Seal



Lone Star Stucco, LLC

Photo21.1



Photo21.2



Mildew Noted & Runoff Stains /
Clean Aesthetic Concern

Photo21.3



Mildew Noted & Runoff Stains /
Clean Aesthetic Concern

Photo21.4



Mildew Noted & Runoff Stains /
Clean Aesthetic Concern

Photo21.5



Mildew Noted & Runoff Stains /
Clean Aesthetic Concern

Photo21.6



Mildew Noted & Runoff Stains /
Clean Aesthetic Concern

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circles	Stains			Mildew and run off stains have been noted in these areas. The inspector suggests to clean and paint the area as needed from an aesthetic concern only. Please refer to photos #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.



Lone Star Stucco, LLC

Photo22.1

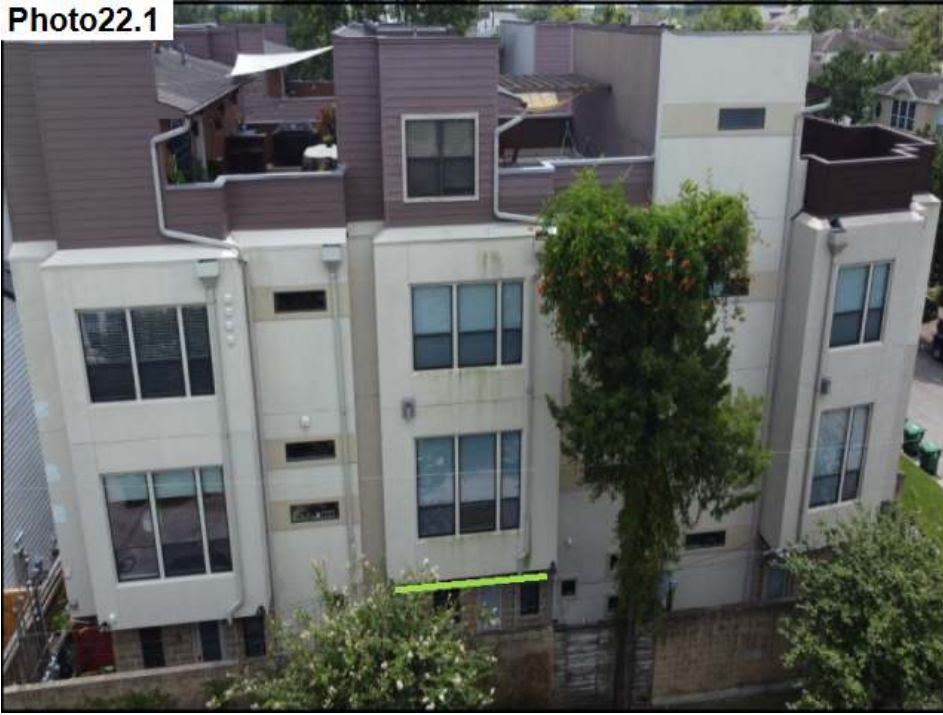


Photo22.2



Reglet Vent Installed / No Modification

Photo22.3

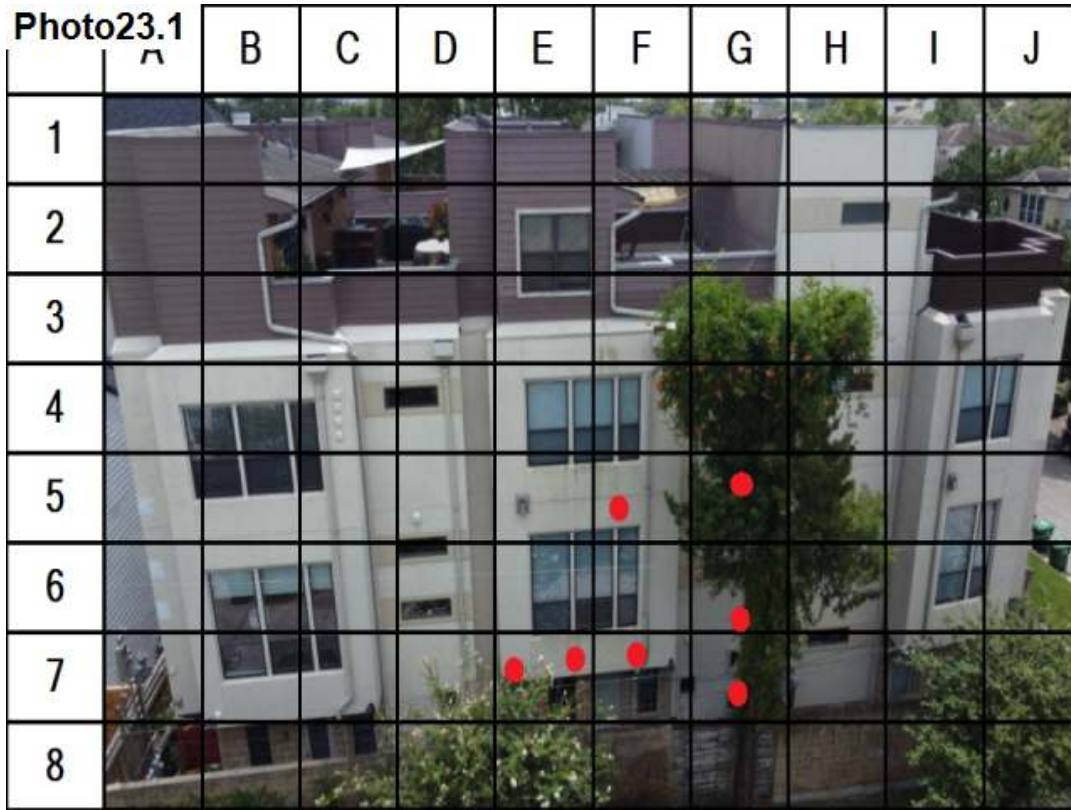


Reglet Vent Installed / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Lines	Reglet Vent			The bottom of the bumpout does have a reglet vent with elevated moisture and firm substrate noted. For the time of construction, this was an acceptable detail but it has been realized that it still has the potential to obstruct proper moisture evacuation. The inspector suggests not to modify this area at this point in time but to maintain window sealants above. Please refer to photos #22.2 and #22.3 for more detail.



Lone Star Stucco, LLC



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E7 (right)	Bottom Wall	24%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.
E7 (left)	Bottom Wall	23%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.
F7	Bottom Wall	22%	Firm	A moisture probe was made at bottom wall. An elevated moisture reading was noted with a firm substrate.
G7	Window Lower Right	24%	Firm	A moisture probe was made below the window bottom right. An elevated moisture reading was noted with a firm substrate.
G6	Window Header	26%	Semi-Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a semi-firm substrate.
F5	Window Header	27%	Semi-Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a semi-firm substrate.
G5	Window Header	28%	Semi-Firm	A moisture probe was made at window header. An elevated moisture reading was noted with a semi-firm substrate.



Lone Star Stucco, LLC

Photo24.1

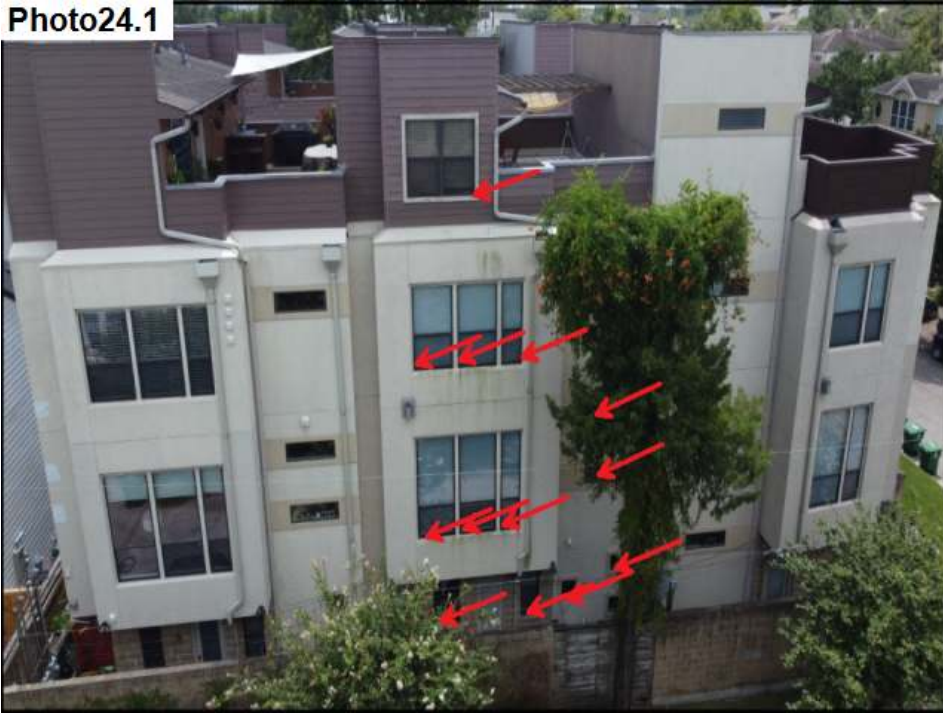


Photo24.2



Window Sealants / Seal

Photo24.3



Window Sealants / Seal

Photo24.4



Window Sealants / Seal

Photo24.5



Window Sealants / Seal

Photo24.6



Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a 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 #24.2, #24.3, #24.4, #24.5, #24.6, #25.1, #25.2, #25.3 and #25.4 for more detail.



Lone Star Stucco, LLC

Photo25.1



Window Sealants / Seal

Photo25.2



Window Sealants / Seal

Photo25.3



Window Sealants / Seal

Photo25.4



Window Sealants / Seal



Lone Star Stucco, LLC

Photo26.1



Photo26.2



Relief Missing / Install

Photo26.3



Relief Missing / Install

Photo26.4



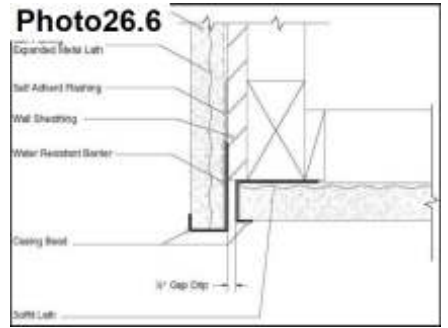
Relief Missing / Install

Photo26.5



Relief Missing / Install

Photo26.6



Proper Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Lines	Relief			The bottom of the wall at the window header is missing a proper relief and elevated moisture noted. The inspector suggests having a qualified waterproofing contractor further assess and modify this location, creating a relief to allow for proper evacuation of moisture from the system. Please refer to photos #26.2, #26.3, #26.4, #26.5 and #26.6 for more detail.



Lone Star Stucco, LLC

Photo27.1



Photo27.2



Window Accent Band/Stucco Termination / Seal

Photo27.3



Window Accent Band/Stucco Termination / Seal

Photo27.4



Window Accent Band/Stucco Termination / Seal

Photo27.5



Window Accent Band/Stucco Termination / Seal

Photo27.6



Window Accent Band/Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Boxes	Stucco Termination			The window accent band/stucco termination sealants are aged or separated. The inspector suggests to have a qualified waterproofing contractor further assess and repair all cracks then seal the termination with a 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 #27.2, #27.3, #27.4, #27.5 and #27.6 for more detail.



Lone Star Stucco, LLC

Photo28.1



Photo28.2



Refasten & Seal All Screws Then Wet Glaze

Photo28.3



Refasten & Seal All Screws Then Wet Glaze

Photo28.4



Refasten & Seal All Screws Then Wet Glaze

Photo28.5



Refasten & Seal All Screws Then Wet Glaze

Photo28.6



Refasten & Seal All Screws Then Wet Glaze

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circle	Windows			Fixed windows are noted in these areas with missing and unsealed screws allowing moisture to penetrate the system. The inspector suggests refastening and seal all screws then wet glaze these windows to help decrease the amount of moisture intrusion that can occur at windowpane itself. Glazing the window is using a silicone sealant to seal the glass windowpane to the metal frame. Please refer to photos #28.2, #28.3, #28.4, #28.5 and #28.6 for more detail.



Lone Star Stucco, LLC

Photo29.1



Photo29.2



Scupper Sealants / Seal

Photo29.3



Scupper Sealants / Seal

Photo29.4



Scupper Sealants / Seal

Photo29.5



Scupper Sealants / Seal

Photo29.6



Scupper Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circle	Scupper			The scupper sealants are aged. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with a 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#29.2, #29.3, #29.4, #29.5 and #29.6 for more detail.



Lone Star Stucco, LLC

Photo30.1



Photo30.2



Cement Fiber Panels Separated /
Re-Fasten and Seal

Photo30.3



Cement Fiber Panels Separated /
Re-Fasten and Seal

Photo30.4



Cement Fiber Panels Separated /
Re-Fasten and Seal

Photo30.5



Cement Fiber Panels Separated /
Re-Fasten and Seal

Photo30.6



Cement Fiber Panels Separated /
Re-Fasten and Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Circles	Siding			The cement fiber panels are separated. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten and seal joints to prevent moisture intrusion. Please refer to photos #30.2, #30.3, #30.4, #30.5 and #30.6 for more detail.



Lone Star Stucco, LLC

Photo31.1



Photo31.2



Door Sealant Separation / Seal

Photo31.3



Door Sealant Separation / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim sealants are aged. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #31.2 and #31.3 for more detail.



Lone Star Stucco, LLC

Photo32.1



Photo32.2



Penetration Sealants / Seal

Photo32.3



Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged and separated. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #32.2 and #32.3 for more detail.



Lone Star Stucco, LLC

Photo33.1

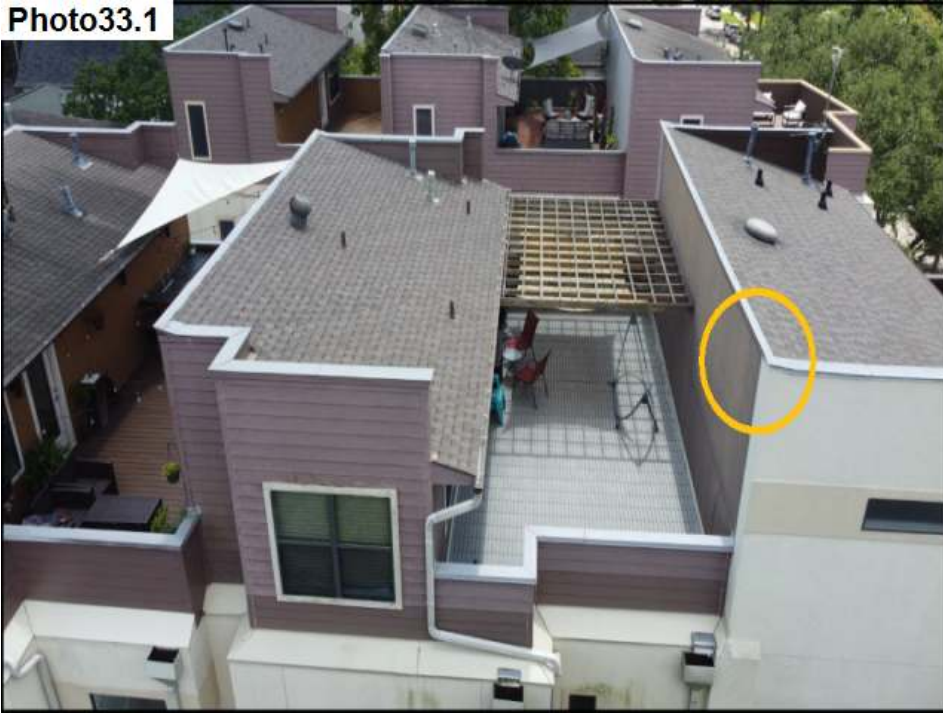


Photo33.2



Metal Cap/Siding Termination / Seal

Photo33.3



Metal Cap/Siding Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Lines	Metal Cap			The metal cap sealants are aged at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal in an effort to prevent moisture intrusion. Please refer to photos #33.2 and #33.3 for more detail.