



Moisture Assessment Report

For the Property Located At:

4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Report Prepared For:

Anne-Marie & Ed McMichael





**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Project Information

| | | | |
|-----------------------------------|--|---------------------------|-------------------------------------|
| Project Information Client | Anne-Marie & Ed McMichael | | |
| Street Address | 4515 Floyd Street Unit E | | |
| City, State, Zip | Houston, TX 77007 | | |
| Phone Number | N/A | | |
| | | | |
| | | | |
| Type of Exterior | Cement Stucco / Fiber Cement Siding | Date of Inspection | 07/28/2021 |
| Substrate | Wood | Others Present | Yes |
| Age | 2007 | Temperature | 85 |
| Approx. SQ feet | 2,464 SF | Weather Conditions | Sunny |
| Stories | 3 | Last Rainfall | 7+ Days |
| Type of windows | Metal | Consultant | Jacob Burns / Avery Harbison |

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.



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Summary Checklist

| Caulking | Adequate | Not Adequate | N/A | Comments |
|--|-----------------|---------------------|------------|---|
| Caulking Around Window Frame | X | | | Always maintain proper sealants at windows, doors, penetrations, and flashing terminations. |
| 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 | Present | Not Present | N/A | Comments |
| Kickout Flashings / Roof / Wall | X | | | Always maintain proper sealants at flashing terminations. |
| Balcony Flashings | X | | | It is suggested to rework balcony flashings. Corrosion noted. |
| Other Attachment Flashings | | | X | |
| 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 | | |
| | | | | |



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Summary Checklist Continued

| Miscellaneous | Yes | No | N/A | Comments |
|---------------------------------------|---------|----|-----|--------------------|
| Sprinkler System Present | | | X | |
| Gutters Clean & Functioning | X | | | |
| Control Joints are Present | X | | | |
| Cracks Or Impact Damage | Partial | | | Hairline cracking. |
| Delamination is present | | X | | |
| Exterior Evidence Of Pest Infestation | | X | | |
| Dead Valley Present | | | X | |
| | | | | |
| | | | | |



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Moisture Inspection Summary

- Always maintain sealants at all windows, doors, flashing terminations and penetrations.
- Balcony flashings are failing and not performing properly. Corrosion noted at perimeter flashings. It is suggested to rework balcony flashings and repair all possible substrate damage as needed. See details #5.2, #5.3, and #5.4.
- Light fixture penetration is sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #5.5.
- Kickout flashing is present and sealed properly at the secondary roof termination. It is suggested to always maintain the polyurethane caulking as needed. See detail #6.2.
- No weep relief present at the bottom of the wall. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). It is suggested to install a continuous weep relief at bottom of wall after stucco repairs have been made. See detail #7.2.
- Window frames are sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #8.2.
- Fascia board terminations are sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #8.3.
- Please note that this report comments on the property at this date and time. Moisture intrusion can continue to occur if proper repairs are not made. Factors, such as wind and rain, can cause new problems on homes. Therefore, this report of findings is only effective up to 120 days / 4 months after the inspection date and time.
- There are some areas showing signs of high moisture content. Two of these areas was soft, semi-soft or non-existent upon probing. Further investigation may be needed to determine if damage is present. It is suggested to consult with a qualified waterproofing contractor on core sampling these areas to discover the extent of the damage. Repair all damage. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Semi-Firm, Semi-Soft, Soft and NONE)
- **It is important to note that repair contractors may submit change orders during the course of their remediation. It is impossible to determine the extent of water damage. Please communicate with your chosen contractor about potential change order submissions.**
- **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.**

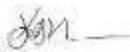


**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

Moisture Inspection Summary

- 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.
- 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.**

This home was inspected and reviewed by:



Jacob Burns, Inspector
Avery Harbison, Inspector
Beth and Kevin Harbison, Reviewers
StuccoSpec
Texas Department of Licensing and Regulation
Mold Assessment Technician / License Number: MAT 1168
Mold Assessment Consultant / License Number: MAC 0223
Mold Assessment Technician / License Number: MAT 1225



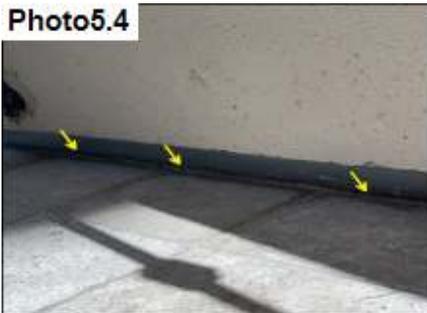
**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021



It is suggested to rework balcony flashings.



It is suggested to rework balcony flashings.



Galvanic corrosion noted at balcony flashings.

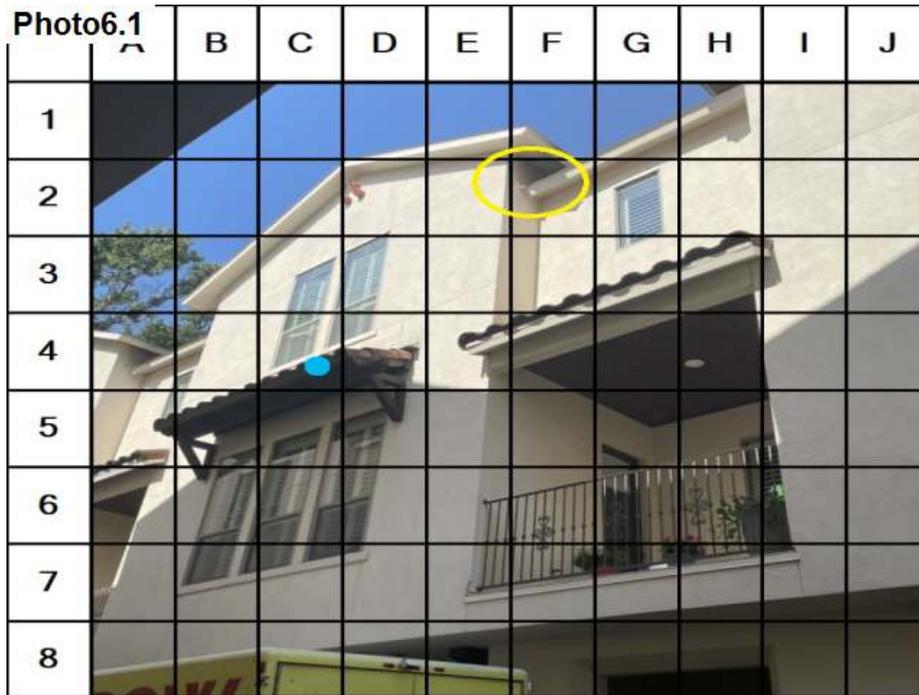


Light fixtures are sealed.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations-Photo #5.1 | Chapter Reference |
|---------------|-------------------------|-------------------|---------------------|--|-------------------|
| | | | | Always maintain sealants at all windows, doors, flashing terminations and penetrations. | Ch 3.1,3.2 |
| D4 | Below Balcony Flashings | 40% | Semi-Soft | Elevated moisture reading was made at bottom of wall below balcony flashings. Semi-soft substrate noted. Repair all possible substrate damage as needed. | |
| G2 | Below Balcony Flashings | | NONE | Moisture reading was made at bottom of wall below balcony flashings. No resistance noted. Repair all possible substrate damage as needed. | |
| Yellow Arrows | Balcony Flashings | | | Balcony flashings are failing and not performing properly. Corrosion noted at perimeter flashings. It is suggested to rework balcony flashings and repair all possible substrate damage as needed. See details #5.2, #5.3, and #5.4. | Ch 3.5 |
| Orange Square | Light Fixture | | | Light fixture penetration is sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #5.5. | Ch 3.1 |



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

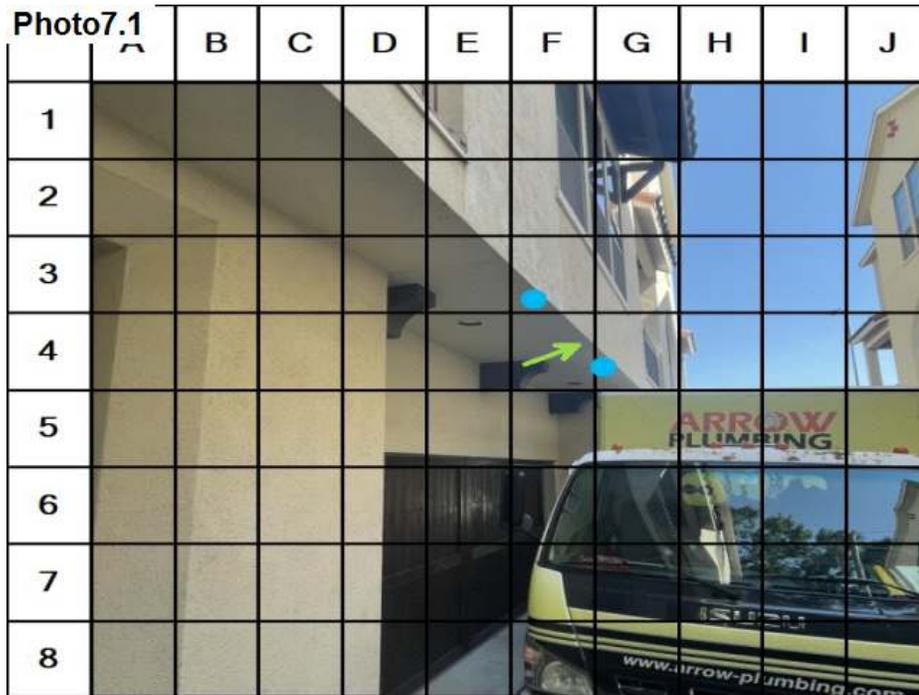


Always maintain proper sealants at kickout flashing.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations-Photo #6.1 | Chapter Reference |
|---------------|------------------|-------------------|---------------------|---|-------------------|
| | | | | Always maintain sealants at all windows, doors, flashing terminations and penetrations. | Ch 3.1,3.2 |
| C4 | Below Windows | 15% | Firm | Moisture reading was made below windows. | |
| Yellow Circle | Kickout Flashing | | | Kickout flashing is present and sealed properly at the secondary roof termination. It is suggested to always maintain the polyurethane caulking as needed. See detail #6.2. | Ch 3.4 |



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021

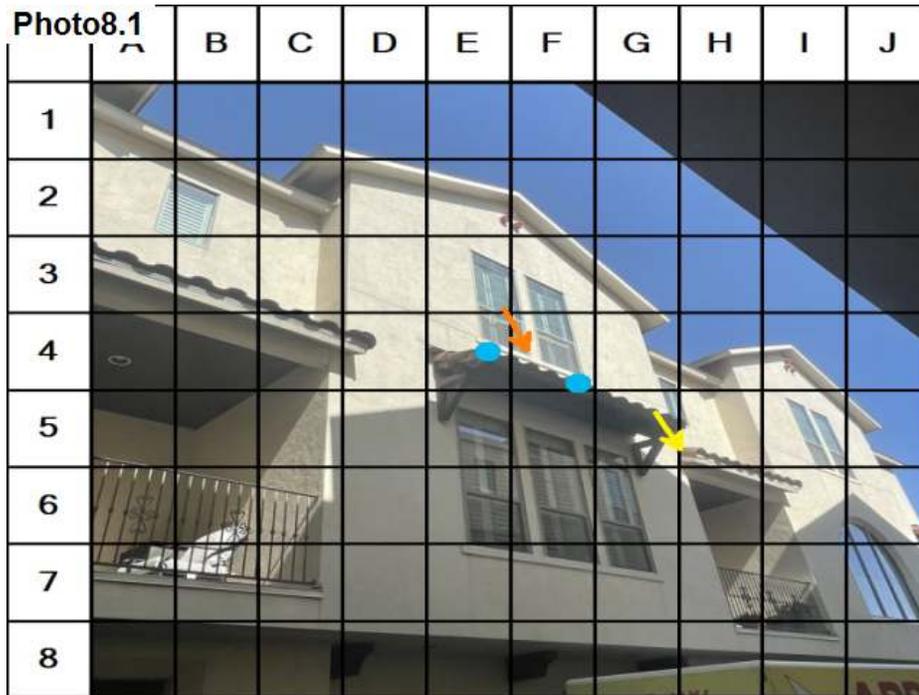


It is suggested to install weep relief at bottom of wall.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations-Photo #7.1 | Chapter Reference |
|---------------|------------------|-------------------|---------------------|--|-------------------|
| | | | | Assess all windows, doors, penetrations, terminations and seal as needed. Always maintain sealants | Ch 3.1,3.2 |
| F3 | Bottom of Wall | 13% | Firm | Moisture reading was made at bottom of wall below windows above. | |
| H4 | Bottom of Wall | 17% | Firm | | |
| Green Arrow | Weep Relief | | | No weep relief present at the bottom of the wall. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). It is suggested to install a continuous weep relief at bottom of wall after stucco repairs have been made. See detail #7.2. | |



**Anne-Marie & Ed
McMichael**
4515 Floyd Street Unit E
Houston, TX 77007
07/28/2021



Window frames are sealed.



Fascia board terminations are sealed.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations-Photo #8.1 | Chapter Reference |
|---------------|---------------------------|-------------------|---------------------|---|-------------------|
| | | | | Always maintain sealants at all windows, doors, flashing terminations and penetrations. | Ch 3.1,3.2 |
| E4 | Below Window | 15% | Firm | Moisture reading was made at window lower left. | |
| F4 | Below Window | 15% | Firm | Moisture reading was made at window lower right | |
| Orange Arrow | Window Sealants | | | Window frames are sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #8.2 | Ch 3.2 |
| Yellow Arrow | Fascia Board Terminations | | | Fascia board terminations are sealed properly. It is suggested to always maintain the polyurethane caulking as needed. See detail #8.3. | Ch 3.4 |