



Lone Star Stucco, LLC

Moisture Assessment Report

Brynne and Mitch Feldman

1316 Peden Street, Unit B

Houston, TX 77006



Lone Star Stucco, LLC 2111 Welch St, #A304 Houston, TX 77019
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	Brynne and Mitch Feldman	Type of Inspection	Invasive
Property Address	1316 Peden Street, Unit B	Date of Inspection	07/06/2023
City, State, ZIP	Houston, TX 77006	Temperature	82 Degrees
Email	brynnegfeldman@gmail.com / mitch@txpl.net	Weather	Cloudy
Square Footage (estimated)	2354 SqFt	Last Rain	1 Day
Approximate Age of Property	1999	In Attendance	Owners / Inspector
Stories	3	Inspector	Marcus McCracken
Type of Exterior	Traditional Hardcoat Stucco / Foam Accents / Cementitious Fiber Board		
Substrate	Plywood		
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>		



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Caulking	Good	Not Adequate	N/A	Comments	
Caulking Around Window Frame		X		Seal All Windows Typical	Caulked
Caulking At Window Joints / Miters		X		Seal	Sealed
Caulking Around Door Frame		X		Seal DoorTrim / Typical	Caulked
Caulking At Door Joints / Miters		X		Seal Door Miter / Typical	Sealed
Caulking Around Other Breaches		X		Seal Penetrations / Typical	Sealed
Flat Accents Caulked or Angled			X		
Soffit, Frieze & Fascia Boards Caulked		X		Seal All Terminations With Stucco	Sealed
Flashings / Diverters	Good	Not Adequate	N/A	Comments	
Kickout Flashings / Roof / Wall			X		
Balcony Flashings		X		Seal Balcony Flashings / Typical	Sealed
Other Attachment Flashings			X		
Porches / Stoop Flashing		X		Front Entryway In Contact with Flatwork / Maintain	Repaired
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			At Entryway / Maintain	Repaired
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			Seal, Paint or Repair	
Exterior Evidence of Pest Infestation		X			
Control Joints Noted On System	X			Control Joints Present	



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Summary Page

- Lone Star Stucco, LLC recommends consulting with a qualified waterproofing contractor to touch up or seal all doors, windows and penetrations as needed in an effort to avoid moisture intrusion.
- Stucco appears to be typically detailed at grade for the time of this construction. 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 wall noted is in contact with flatwork. The inspector suggests to have a qualified waterproofing contractor further assess and apply a "kant" bead to all base terminations in an effort to prevent moisture intrusion. Please refer to photos #5.2 and #5.3 for more detail.
- Although the stucco terminates to the tile accent at these locations, no substrate damage is noted. The inspector recommends no modification at this time. Please refer to photos #5.4, #5.5 and #5.6 for more detail.
- The door trim and miter sealants are aged or separated at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 and #6.6 for more detail.
- The penetration sealants are missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.
- Run-off stains are noted at this area. The inspector suggests to have a qualified waterproofing contractor clean as needed. Please refer to photos #8.2, #8.3, #8.4 and #8.5 for more detail.
- Foam accent/stucco termination sealants are aged at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #9.2, #9.3, #9.4, #9.5 and #9.6 for more detail.



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Summary Page

- The window sealants are aged or separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.
- Confirmed substrate and potential frame damage is noted at the bottom of the bumpout wall below the bank of windows. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #12.2, #12.3, #12.4 and #12.5 for more detail.
- Confirmed substrate and potential frame damage is noted at the bottom of the bumpout wall below the window. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief 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.
- The door trim and miter sealants are aged, separated or missing at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 #14.2, #14.3 and #14.4 for more detail.
- The penetration sealants are aged, separated or missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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, #15.5 and #15.6 for more detail.
- Trim/stucco termination sealants are aged or separated at this location. 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 #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.
- The window sealants are aged, thin, separated or missing. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #17.2, #17.3, #17.4, #17.5 and #17.6 for more detail.



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- Although the bottom of the wall noted does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was semi-firm with elevated moisture readings. The inspector recommends a qualified waterproofing contractor assess this area. No damage was noted at this time, however, it is recommended to maintain all sealants above. Please refer to photos #19.2, #19.3 and #19.4 for more detail.
- The second floor balcony flashing sealants are aged or separated at this location. 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 #20.2, #20.3, #20.4 and #20.5 for more detail.
- Although the bottom of the second floor balcony does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was semi-firm with elevated moisture readings. The inspector recommends a qualified waterproofing contractor assess this area. No damage was noted at this time, however, it is recommended to maintain all sealants above. Please refer to photos #21.2, #21.3 and #21.4 for more detail.
- The third floor balcony flashing sealants are aged or separated at this location. 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 #22.2, #22.3, #22.4 and #22.5 for more detail.
- Although the bottom of the third floor balcony does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was firm with acceptable moisture readings. The inspector recommends no modification at this point in time but recommends to maintain all sealants above this location to prevent potential moisture intrusion. Please refer to photos #23.2, #23.3 and #23.4 for more detail.
- You have several areas that are showing signs of elevated moisture. Semi-soft and nonexistent substrate was noted in some of these areas. It is recommended to consult with a stucco waterproofing contractor to investigate all semi-soft and nonexistent areas. Please refer to the attached report for more detail.



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Summary Page

- **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 report's primary use is to show the areas that are likely to have moisture intrusion in an effort to help control mold. This report and all its contents are sanctioned by the Texas Department of State and Health Services in guidelines for mold prevention.



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Summary Page

Thank you for your business,

James "Gregg" Morgan

2111 Welch St, A304

Houston, TX 77019

Texas Department of Licensing and Regulation

Mold Assessment Consultant

License Number: MAC 1299

Expiration 8/2024

Exterior Design Institute

EDI# TX-205

Expiration: 1/31/24



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Photo4.1



Photo4.2



Proper Grade Termination with Plaster Stop / Positive Detail

Photo4.3



Proper Grade Termination with Plaster Stop / Positive Detail

Photo4.4



Proper Grade Termination with Plaster Stop / Positive Detail

Photo4.5



Proper Grade Termination with Plaster Stop / Positive Detail

Photo4.6

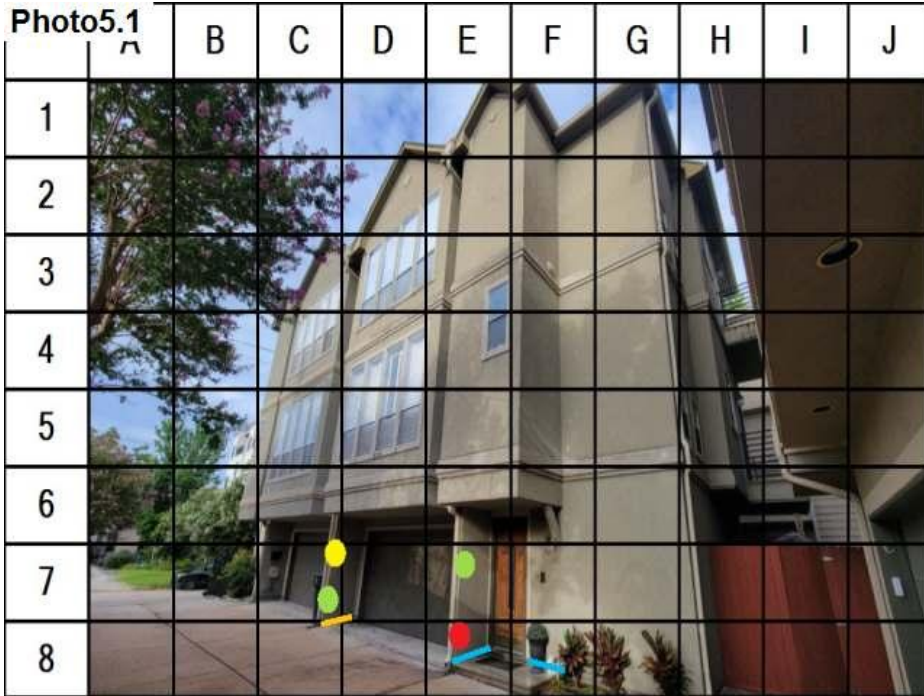


Proper Grade Termination with Plaster Stop / Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Lines	Grade Termination			Stucco appears to be typically detailed at grade for the time of this construction. 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.



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Stucco In Contact with Grade/ Apply a Kant Bead



Stucco In Contact with Grade/ Apply a Kant Bead **Repaired**



Stucco In Contact with Tile / No Modification **Repaired**



Stucco In Contact with Tile / No Modification **Repaired**



Stucco In Contact with Tile / No Modification **Repaired**

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Stucco Termination			The wall noted is in contact with flatwork. The inspector suggests to have a qualified waterproofing contractor further assess and apply a "kant" bead to all base terminations in an effort to prevent moisture intrusion. Please refer to photos #5.2 and #5.3 for more detail.
Blue Lines	Stucco In Contact with Tile Accent			Although the stucco terminates to the tile accent at these locations, no substrate damage is noted. The inspector recommends no modification at this time. Please refer to photos #5.4, #5.5 and #5.6 for more detail.
C7 Green	Left Wall	14%	Firm	A moisture probe was taken at the inside garage left wall. The substrate was firm with no damage noted at this time.
C7 Yellow	Left Wall	13%	Firm	A moisture probe was taken at the inside garage left wall. The substrate was firm with no damage noted at this time.
E8	Right Wall	21%	Firm	A moisture probe was taken at the outside garage right wall. An elevated moisture reading was noted with a firm substrate.
E7	Right Wall	13%	Firm	A moisture probe was taken at the outside garage right wall. The substrate was firm with no damage noted at this time.



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Photo6.1



Photo6.2



Door Sealants / Seal

Photo6.3



Door Sealants / Seal

Photo6.4



Door Sealants / Seal

Photo6.5



Door Sealants / Seal

Photo6.6



Door Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim and miter sealants are aged or separated at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 and #6.6 for more detail.

All areas caulked - sealed.



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Photo7.1



Photo7.2



Penetration Sealants / Seal

Photo7.3



Penetration Sealants / Seal

Photo7.4



Penetration Sealants / Seal

Photo7.5



Penetration Sealants / Seal

Photo7.6



Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.

[All Penetrations Caulked/Sealed](#)



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Photo8.1



Photo8.2



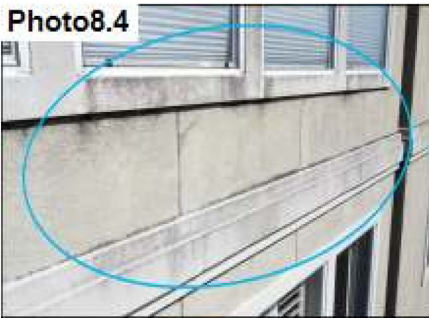
Run-off Stains / Clean (Aesthetic)

Photo8.3



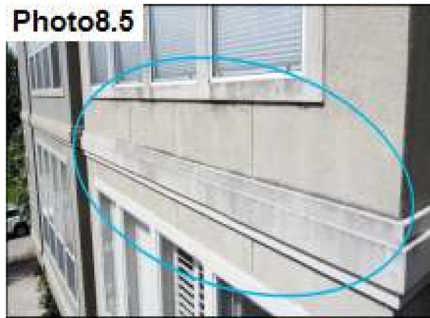
Run-off Stains / Clean (Aesthetic)

Photo8.4



Run-off Stains / Clean (Aesthetic)

Photo8.5



Run-off Stains / Clean (Aesthetic)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Circle	Run-off Stains			Run-off stains are noted at this area. The inspector suggests to have a qualified waterproofing contractor clean as needed. Please refer to photos #8.2, #8.3, #8.4 and #8.5 for more detail.

Entire stucco exterior of the home was painted with an elastomeric paint.



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Photo9.1



Photo9.2



Foam Accent & Stucco Termination / Seal

Photo9.3



Foam Accent & Stucco Termination / Seal

Photo9.4



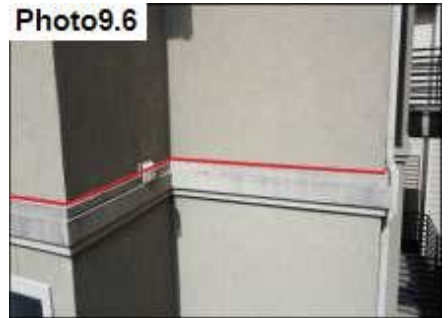
Foam Accent & Stucco Termination / Seal

Photo9.5



Foam Accent & Stucco Termination / Seal

Photo9.6



Foam Accent & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Lines	Foam Accent & Stucco Termination			Foam accent/stucco termination sealants are aged at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #9.2, #9.3, #9.4, #9.5 and #9.6 for more detail.

Foam Accent & Stucco Termination Sealed



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Photo10.1



Photo10.2



Window Sealants / Seal

Photo10.3



Window Sealants / Seal

Photo10.4



Window Sealants / Seal

Photo10.5



Window Sealants / Seal

Photo10.6



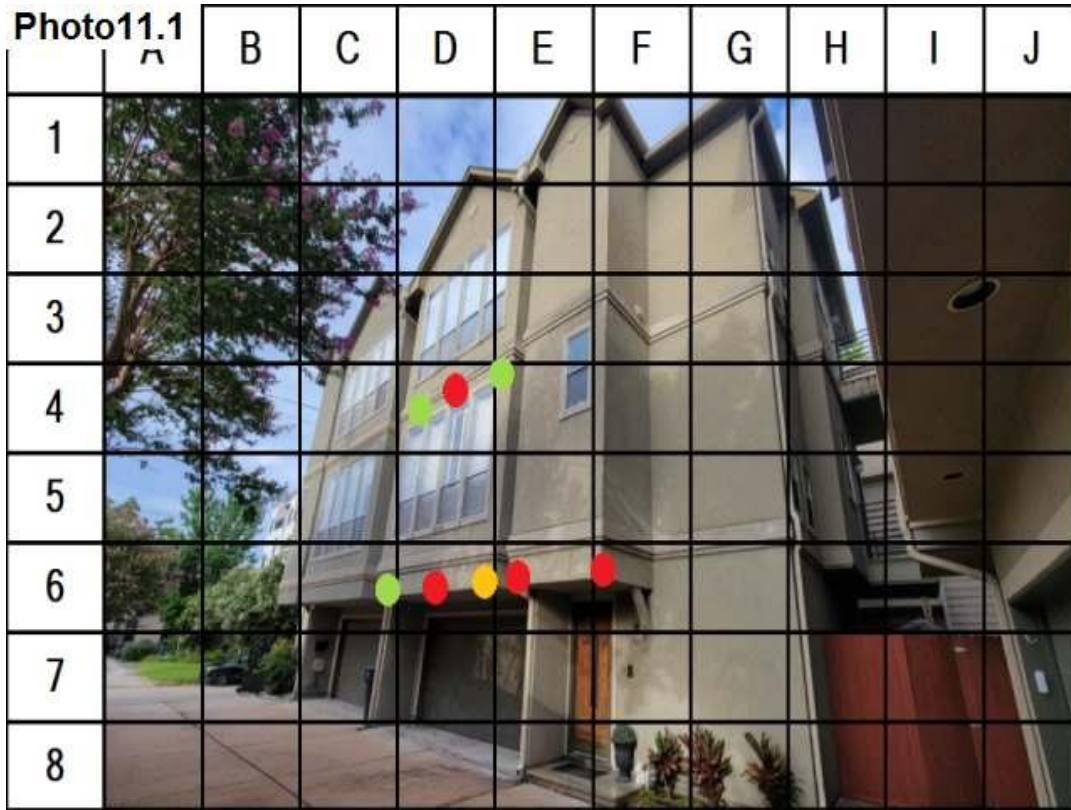
Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are aged or separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.

All Windows were caulked/sealed



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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C6	Bottom Bumpout Wall	18%	Firm	A moisture probe was taken at the bottom bumpout wall below the bank of windows. The substrate was firm with no damage noted at this time.
D6 Red	Bottom Bumpout Wall	32%	Semi-Soft	A moisture probe was taken at the bottom bumpout wall. An elevated moisture reading with semi-soft substrate was noted. It is suggested by the inspector to consult with a waterproofing contractor to modify this area as needed.
D6 Orange	Bottom Bumpout Wall	26%	Semi-Firm	A moisture probe was taken at the bottom bumpout wall below the bank of windows. The substrate was semi-firm with no damage noted at this time.
D4 Green	Window Header	18%	Firm	A moisture probe was taken at the window header below the window lower right. The substrate was firm with no damage noted at this time.
D4 Red	Window Header	19%	Firm	A moisture probe was taken at the window header below the window lower left. An elevated moisture reading was noted with a firm substrate.
E4	Window Header	17%	Firm	A moisture probe was taken at the window header below the window lower right. The substrate was firm with no damage noted at this time.
E6	Bottom Bumpout Wall		None	A moisture probe was taken at the bottom bumpout wall. No substrate was noted at this time, modify as needed.
F6	Bottom Bumpout Wall		None	A moisture probe was taken at the bottom bumpout wall below the window. No substrate was noted at this time, modify as needed.

All areas with damaged were repaired/replaced.



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Photo12.1



Photo12.2



Substrate Damage / Assess, Repair & Install Relief

Photo12.3



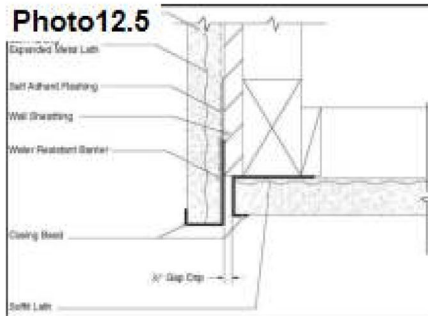
Substrate Damage / Assess, Repair & Install Relief

Photo12.4



Substrate Damage / Assess, Repair & Install Relief

Photo12.5



Relief / Proper Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the bumpout wall below the bank of windows. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #12.2, #12.3, #12.4 and #12.5 for more detail.

All damaged areas were repaired/replaced and a relief was installed.



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Photo13.1



Photo13.2



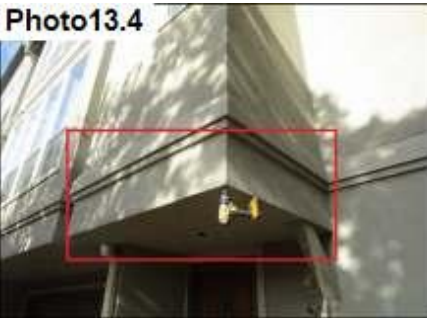
Substrate Damage / Assess, Repair & Install Relief

Photo13.3



Substrate Damage / Assess, Repair & Install Relief

Photo13.4



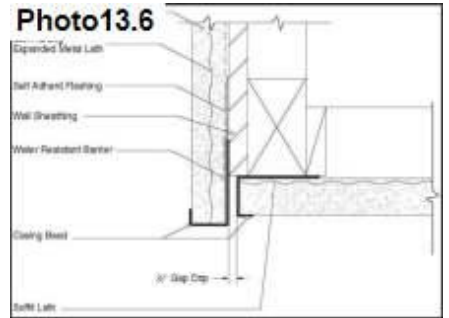
Substrate Damage / Assess, Repair & Install Relief

Photo13.5



Substrate Damage / Assess, Repair & Install Relief

Photo13.6



Relief / Proper Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the bumpout wall below the window. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief 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.

All damaged areas were repaired/replaced and a relief was installed.



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Photo14.1



Photo14.2



Door Sealants / Seal

Photo14.3



Door Sealants / Seal

Photo14.4



Door Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim and miter sealants are aged, separated or missing at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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 #14.2, #14.3 and #14.4 for more detail.

All door trim and miters were sealed.



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Photo15.1



Photo15.2



Penetration Sealants / Seal

Photo15.3



Penetration Sealants / Seal

Photo15.4



Penetration Sealants / Seal

Photo15.5



Penetration Sealants / Seal

Photo15.6



Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged, separated or missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas 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, #15.5 and #15.6 for more detail.

All Penetrations were sealed.



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Photo16.1



Photo16.2



Trim & Stucco Termination / Seal

Photo16.3



Trim & Stucco Termination / Seal

Photo16.4



Trim & Stucco Termination / Seal

Photo16.5



Trim & Stucco Termination / Seal

Photo16.6



Trim & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Trim & Stucco Termination			Trim/stucco termination sealants are aged or separated at this location. 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 #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.

[All stucco terminations were sealed](#)



Lone Star Stucco, LLC

Photo17.1



Photo17.2



Window Sealants / Seal

Photo17.3



Window Sealants / Seal

Photo17.4



Window Sealants / Seal

Photo17.5



Window Sealants / Seal

Photo17.6

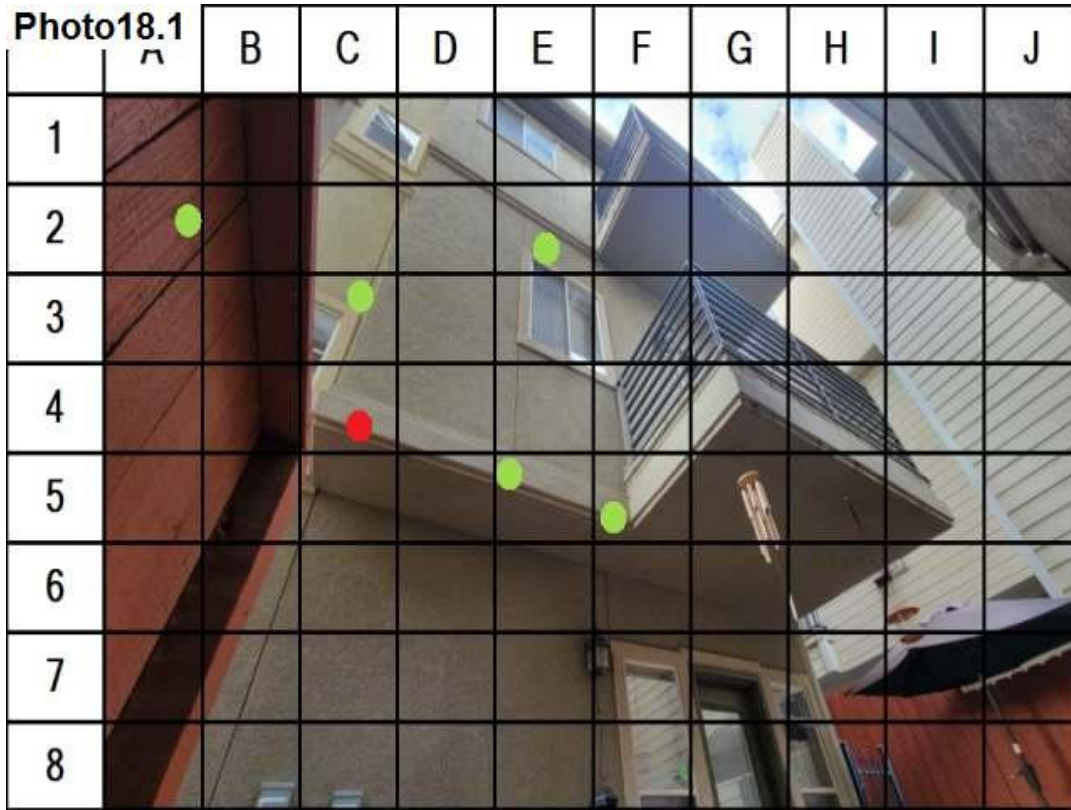


Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are aged, thin, separated or missing. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas 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 #17.2, #17.3, #17.4, #17.5 and #17.6 for more detail.
				All windows were sealed/caulked



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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
A2	Window Header	17%	Firm	A moisture probe was taken at the window header below the window lower left. The substrate was firm with no damage noted at this time.
C3	Window Header	16%	Firm	A moisture probe was taken at the window header below the window lower right. The substrate was firm with no damage noted at this time.
C4	Bottom Wall	26%	Semi-Firm	A moisture probe was taken at the bottom wall. An elevated moisture reading was noted with a semi-firm substrate.
E5	Bottom Wall	12%	Firm	A moisture probe was taken at the bottom wall below the window. The substrate was firm with no damage noted at this time.
F5	Bottom Wall	14%	Firm	A moisture probe was taken at the bottom wall below the window. The substrate was firm with no damage noted at this time.
E2	Window Header	16%	Firm	A moisture probe was taken at the window header below the window lower right. The substrate was firm with no damage noted at this time.

No damage was found. A relief was added.



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Photo19.1



Photo19.2



No Relief / No Modification but Maintain Sealants Above

Photo19.3



No Relief / No Modification but Maintain Sealants Above

Photo19.4



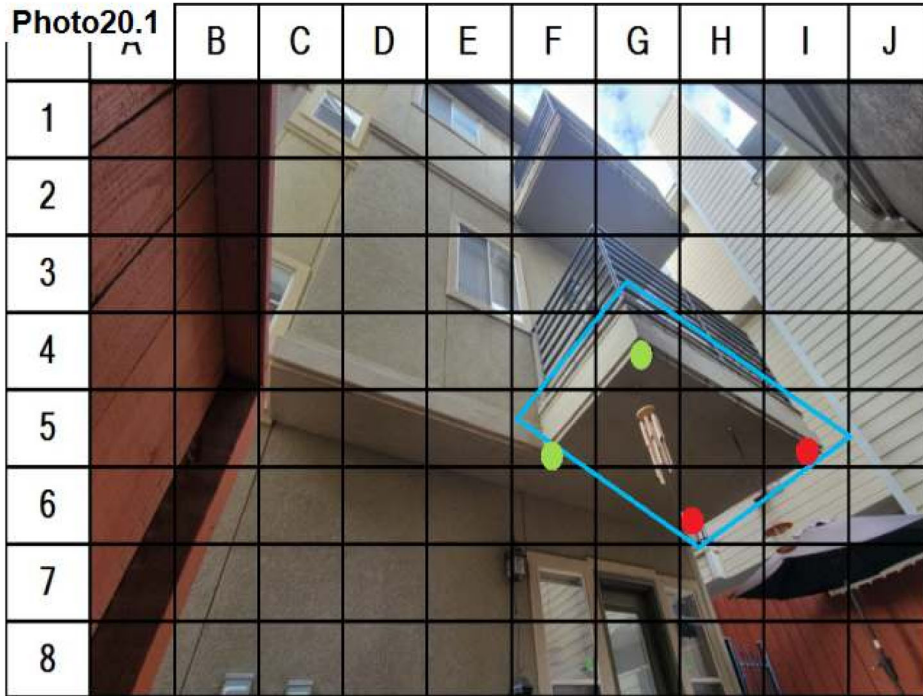
No Relief / No Modification but Maintain Sealants Above

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			Although the bottom of the wall noted does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was semi-firm with elevated moisture readings. The inspector recommends a qualified waterproofing contractor assess this area. No damage was noted at this time, however, it is recommended to maintain all sealants above. Please refer to photos #19.2, #19.3 and #19.4 for more detail.

[A relief was added.](#)



Lone Star Stucco, LLC



Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Balcony Flashing			The second floor balcony flashing sealants are aged or separated at this location. 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 #20.2, #20.3, #20.4 and #20.5 for more detail.
F5	Bottom Balcony	14%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
G4	Bottom Balcony	16%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
I5	Bottom Balcony	28%	Semi-Firm	A moisture probe was taken at the bottom of the balcony. An elevated moisture reading was noted with a semi-firm substrate.
H6	Bottom Balcony	22%	Firm	A moisture probe was taken at the bottom of the balcony. An elevated moisture reading was noted with a firm substrate.

All Balcony flashing was sealed.

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Lone Star Stucco, LLC

Photo21.1



Photo21.2



No Relief / No Modification but Maintain Sealants Above

Photo21.3



No Relief / No Modification but Maintain Sealants Above

Photo21.4



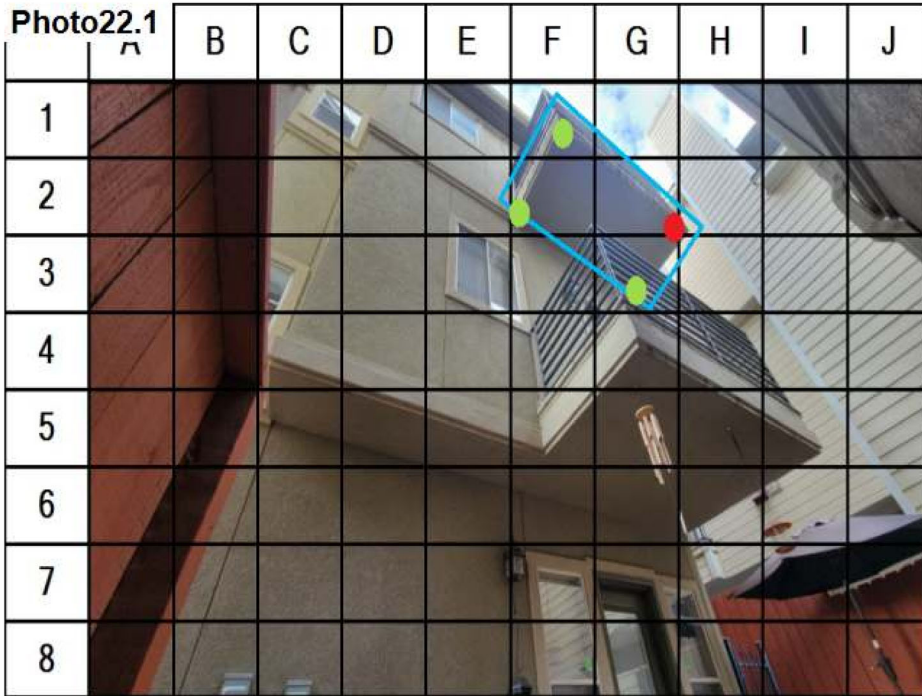
No Relief / No Modification but Maintain Sealants Above

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			Although the bottom of the second floor balcony does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was semi-firm with elevated moisture readings. The inspector recommends a qualified waterproofing contractor assess this area. No damage was noted at this time, however, it is recommended to maintain all sealants above. Please refer to photos #21.2, #21.3 and #21.4 for more detail.

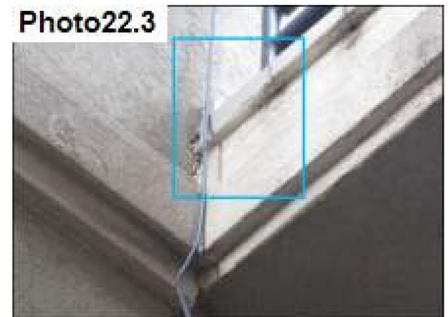
Reliefs were added.



Lone Star Stucco, LLC



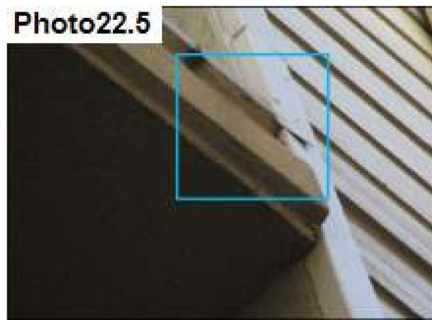
Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Balcony Flashing			The third floor balcony flashing sealants are aged or separated at this location. 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 #22.2, #22.3, #22.4 and #22.5 for more detail.
F2	Bottom Balcony	12%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
F1	Bottom Balcony	14%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
G2	Bottom Balcony	20%	Firm	A moisture probe was taken at the bottom of the balcony. An elevated moisture reading was noted with a firm substrate.
G3	Bottom Balcony	12%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time

Balcony Flashing was sealed.

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Lone Star Stucco, LLC

Photo23.1



Photo23.2



No Relief / No Modification

Photo23.3



No Relief / No Modification

Photo23.4



No Relief / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			Although the bottom of the third floor balcony does not have a proper relief, this was a proper detail at the time of construction. Upon invasive testing at this location, the substrate was firm with acceptable moisture readings. The inspector recommends no modification at this point in time but recommends to maintain all sealants above this location to prevent potential moisture intrusion. Please refer to photos #23.2, #23.3 and #23.4 for more detail.