Lone Star Stucco, LLC

Moisture Assessment Report

Nishant Shah and Mita Das

2629 Westgate Street, Unit A

Houston, TX 77098

Lone Star Stucco, LLC 2100 Welch St, #C315 Houston, TX 77019
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Lone Star Stucco, LLC

Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Client Name	Nishant Shah and Mita Das	**Type of Inspection**	Invasive
Property Address	2629 Westgate Street, Unit A	**Date of Inspection**	03/06/2024
City, State, ZIP	Houston, TX 77098	**Temperature**	81 Degrees
Phone and Email	[redacted]	**Weather**	Clear
Square Footage (estimated)	2846 SqFt	**Last Rain**	3 Days
Approximate Age of Property	1997	**In Attendance**	Owner / Inspector
Stories	3	**Inspector**	Marcus McCracken
Type of Exterior	Traditional Hardcoat Stucco with Foam Accents		
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**
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.		

All areas were caulked/sealed per the inspection report.

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		Improper Flat Accent Causing Damage Below / Install Metal Cap
Soffit, Frieze & Fascia Boards Caulked		X		Seal All Terminations With Stucco
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		Missing / Install Proper Flashing Flashing was added.
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			Sprinkler Overspray / Redirect Sprinklers were redirected
Gutters Clean & Functioning	X			
Cracks or Impact Damage	X			Cracks / Seal, Paint or Repair Cracks were sealed.
Exterior Evidence of Pest Infestation		X		
Control Joints Noted On System	X			Control Joints Present

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.

- Sprinklers have been noted on this home. The inspector suggests to always redirect sprinkler heads away from the system and windows as needed in an effort to prevent moisture intrusion. Please refer to photos #5.2, #5.3, #5.4, #5.5 and #5.6 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 #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.

  All areas noted in inspection report were sealed/caulked.

- 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 #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.

- Accent terminations/stucco termination sealants are aged or separated 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 #8.2, #8.3, #8.4, #8.5 and #8.6 for more detail.

- The entryway accent wall is missing a metal cap with sizable cracks at the wall of the structure allowing excess moisture into the system. Confirmed substrate and potential frame damage is noted at this location. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief and metal cap in an effort to prevent moisture intrusion. Please refer to photos #10.2, #10.3, #10.4, #10.5, 10.6, #11.1, #11.2, #11.3 and #11.4 for more detail.

  A metal cap was added to the top of the entryway. The cracks were sealed.

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 #12.2, #12.3 #12.4, #12.5, #12.6, #13.1, #13.2, #13.3 and #13.4 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 #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail. Damaged framing was removed and a relief was added.
- The roof and stucco termination is aged or separated 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 #17.2, #17.3, #17.4, #17.5 and #17.6 for more detail.
- The door trim at this area has wood rot. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. All wood rot was not necessarily identified in this report. Please refer to photos #18.2, #18.3, #18.4, #18.5 and #18.6 for more detail. All rotted wood was replaced.
- Soft substrate is noted at the bottom of the wall below the bank of windows. The inspector recommends having a qualified waterproofing contractor core sample to further assess the extent, then repair if needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #20.2, #20.3, #20.4, #20.5 and #20.6 for more detail. The substrate was replaced in this area and a relief was added.
- 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 #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.
- The penetration sealants are aged, thin, 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 #22.2, #22.3, #22.4, #22.5 and #22.6 for more detail.

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The rotted door trim has been replaced and painted.

- The door trim at this area has wood rot. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. All wood rot was not necessarily identified in this report. Please refer to photos #23.2, #23.3, #23.4, #23.5, #23.6, #24.1, #24.2, #24.3 and #24.4 for more detail.

Head flashing was added and all rotted wood was replaced and painted.

- The door header below the second floor door pan flashing is missing a proper head flashing with wood rot noted. The inspector suggests to have a qualified waterproofing contractor further assess and install a proper door head flashing to this area as needed in an effort to prevent moisture intrusion. Please refer to photos #25.2 and #25.3 for more detail.

- 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 #26.2, #26.3, #26.4, #26.5 and #26.6 for more detail.

- Balcony/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 #28.2, #28.3, #28.4, #28.5 and #28.6 for more detail.

- Railing/stucco termination sealants are aged or separated 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 #29.2, #29.3, #29.4, #29.5 and #29.6 for more detail.

The flat accent area was painted 3 times with an elastomeric paint.

- A flat accent has been noted in this area. Although the moisture levels were acceptable the inspector suggests to have a waterproofing contractor further assess and to apply elastomeric coating or install a metal cap as needed, in an effort to prevent moisture intrusion. Please refer to photos #31.2, #21.3, #31.4, #31.5 and #31.6 for more detail.

- 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 firm with low 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 #32.2, #32.3 and #32.4 for more detail.

A relief was added.

Summary Page

- Cracks are noted at the stucco accent and stucco termination this location. The inspector suggests to have a qualified waterproofing contractor seal or paint for aesthetic concerns only. All cracking was not necessarily identified in this report. Please refer to photos #33.2, #33.3, #33.4 and #33.5 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 qualified waterproofing contractor to investigate all semi-soft and nonexistent areas. 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.

Lone Star Stucco, LLC

Summary Page

- **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.

Thank you for your business,

James "Gregg" Morgan
2100 Welch St C315
Houston, TX 77019

Texas Department of Licensing and Regulation
Mold Assessment Consultant
License Number: MAC 1299
Expiration: 8/13/2024
Exterior Design Institute
EDI# TX-205
Expiration: 1/31/2025

Inspected By:
Marcus McCracken
Texas Department of Licensing and Regulation
Mold Assessment Consultant
License Number: MAC 1986
Expiration: 10/04/2025
Exterior Design Institute
EDI# TX-206
Expiration: 12/31/24

Reviewed By:
James "Gregg" Morgan
Texas Department of Licensing and Regulation
Mold Assessment Consultant
License Number: MAC 1299
Expiration: 8/13/24
Exterior Design Institute
EDI# TX-205
Expiration: 1/31/2025

Photo4.1

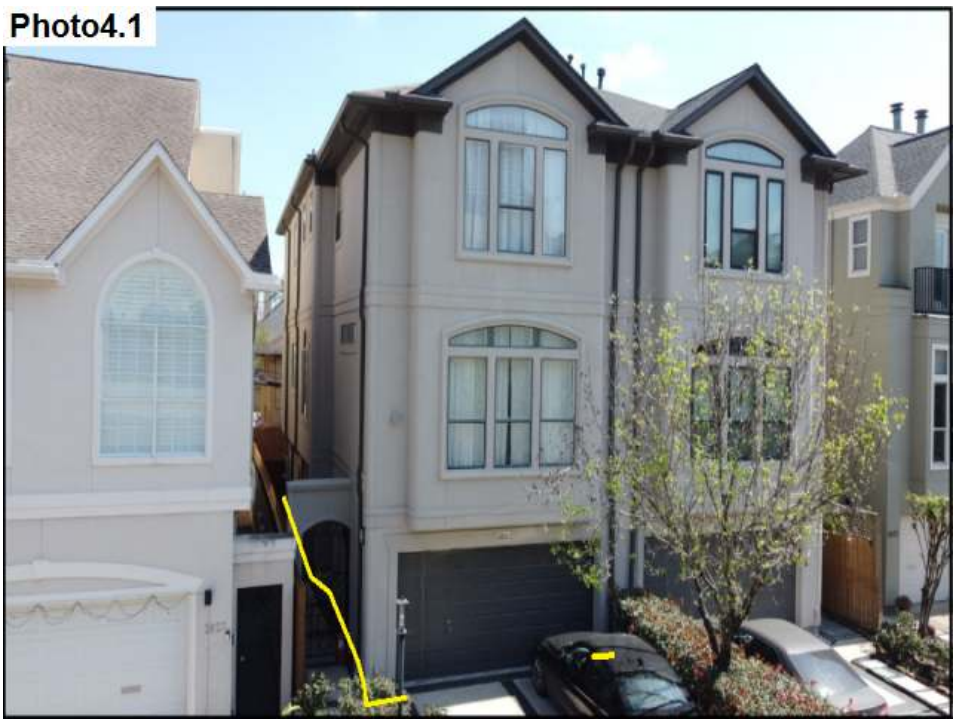


Photo4.2

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

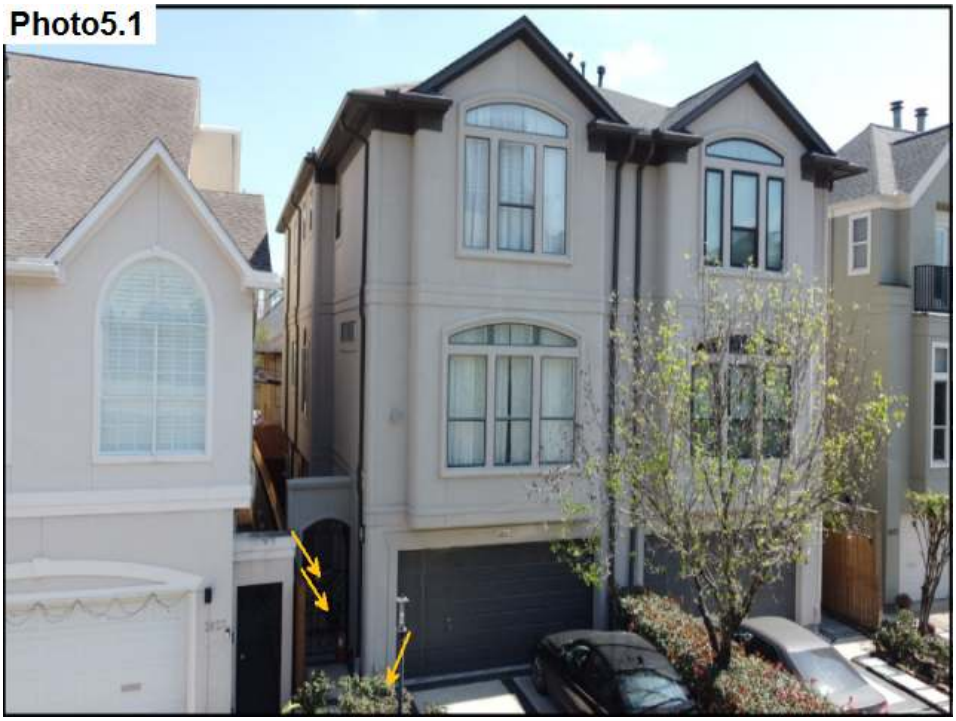
Proper Grade Termination with Plaster Stop / Positive Detail

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.

Photo5.1



Sprinklers have been redirected.

Photo5.2

Sprinklers / Redirect as Needed

Photo5.3

Sprinklers / Redirect as Needed

Photo5.4

Sprinklers / Redirect as Needed

Photo5.5

Sprinklers / Redirect as Needed

Photo5.6

Sprinklers / Redirect as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Arrows	Sprinklers			Sprinklers have been noted on this home. The inspector suggests to always redirect sprinkler heads away from the system and windows as needed in an effort to prevent moisture intrusion. Please refer to photos #5.2, #5.3, #5.4, #5.5 and #5.6 for more detail.

Photo6.1

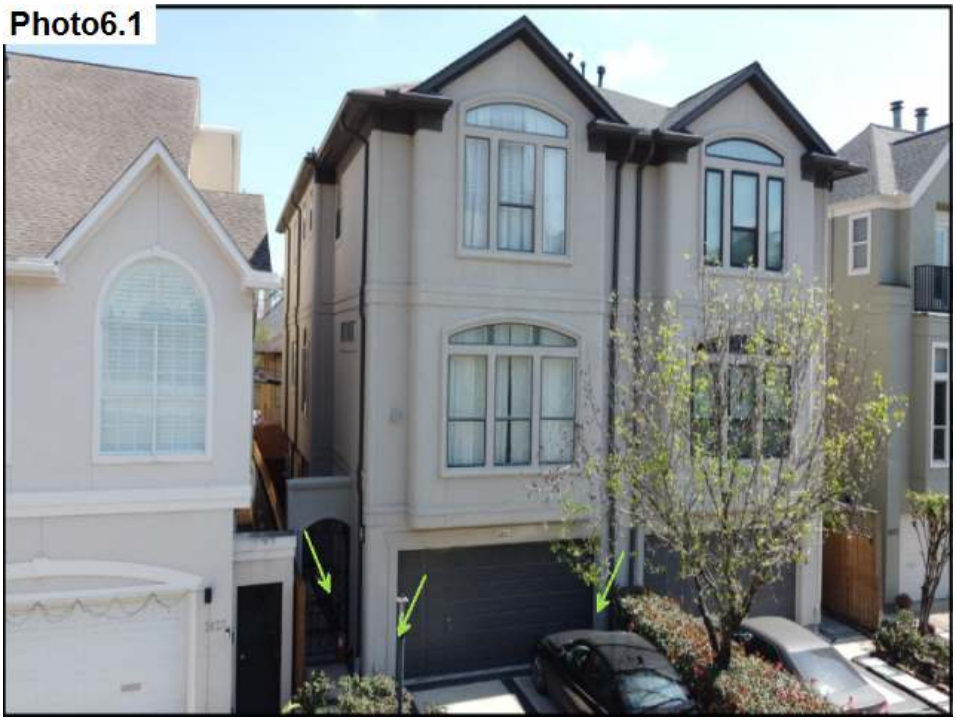


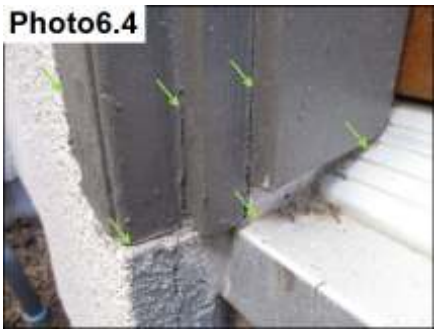
Photo6.2

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, 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 #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.

All noted areas have been sealed/caulked.

Photo7.1

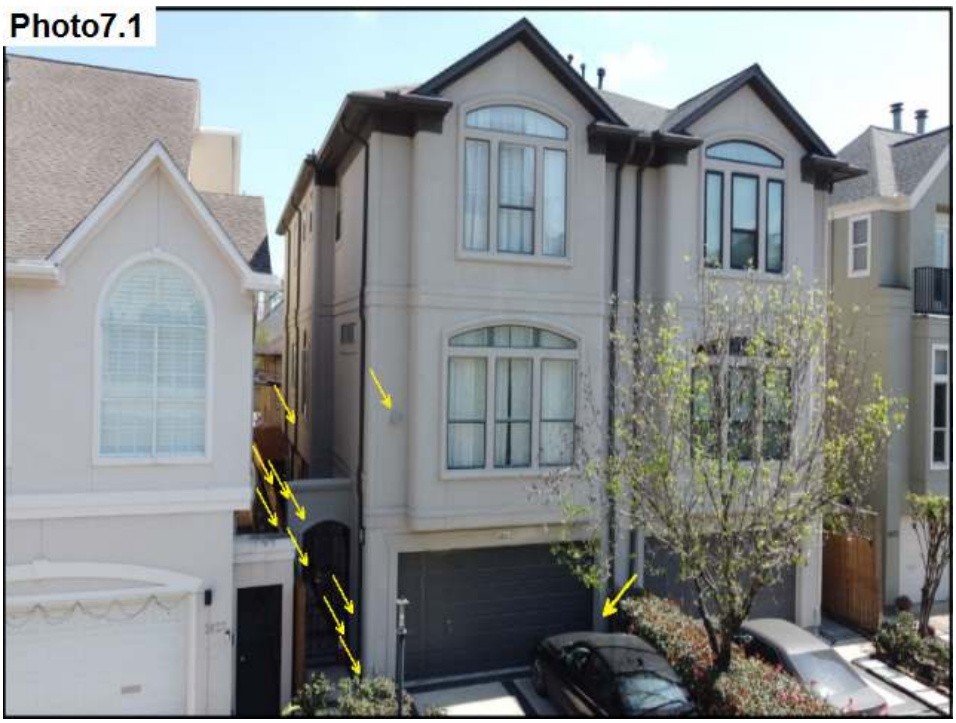


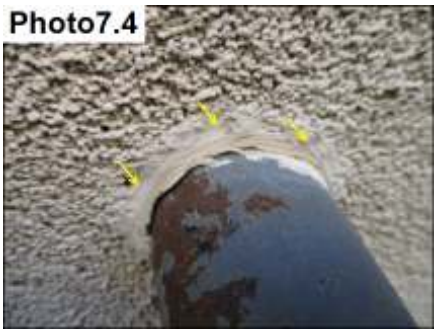
Photo7.2

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 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 #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.

All noted areas have been sealed/caulked.

Photo8.1

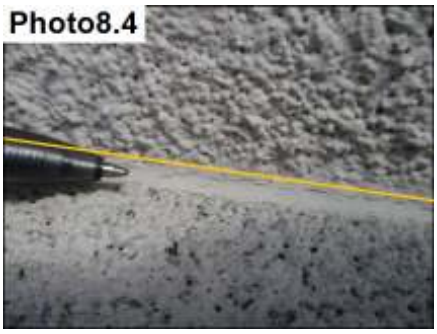
Photo8.2

Accent & Stucco Termination / Seal

Photo8.3

Accent & Stucco Termination / Seal

Photo8.4

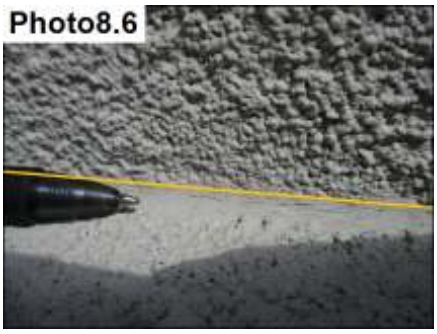


Accent & Stucco Termination / Seal

Photo8.5

Accent & Stucco Termination / Seal

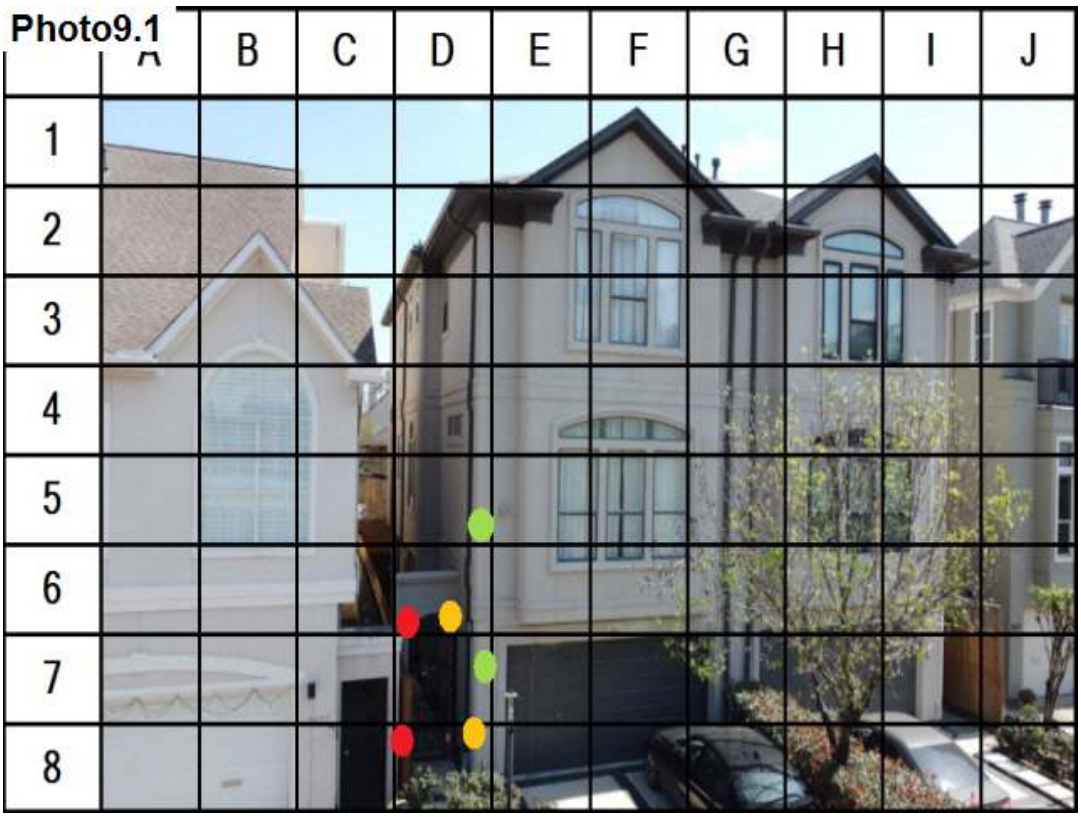
Photo8.6



Accent & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Lines	Accent & Stucco Termination			Accent terminations/stucco termination sealants are aged or separated 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 #8.2, #8.3, #8.4, #8.5 and #8.6 for more detail.

All accent and stucco termination areas have been sealed.



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
D8 Red	Below Flat Accent		None	A moisture probe was taken at the left wall below the entryway flat accent. No substrate was noted at this time, modify as needed.
D8 Orange	Below Flat Accent	24%	Semi-Firm	A moisture probe was taken at the right wall below the entryway flat accent. An elevated moisture reading was noted with a semi-firm substrate.
D6 Red	Below Flat Accent		None	A moisture probe was taken below the bottom wall entryway flat accent. No substrate was noted at this time, modify as needed.
D6 Orange	Below Flat Accent		None	A moisture probe was taken at the bottom wall below the entryway flat accent. No substrate was noted at this time, modify as needed.
D7	Corner Wall	14%	Firm	A moisture probe was made at corner wall. The substrate was firm with no damage noted at this time.
D7	Corner Wall	13%	Firm	A moisture probe was made at corner wall. The substrate was firm with no damage noted at this time.

A metal cap was placed on the top of the entry way arch.

Photo10.1

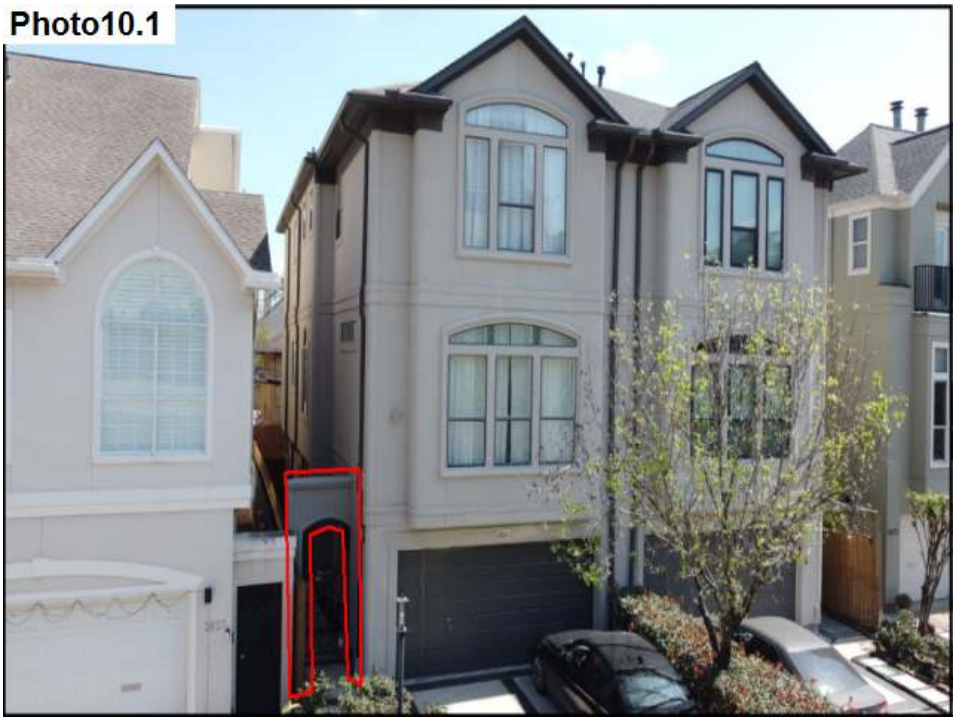
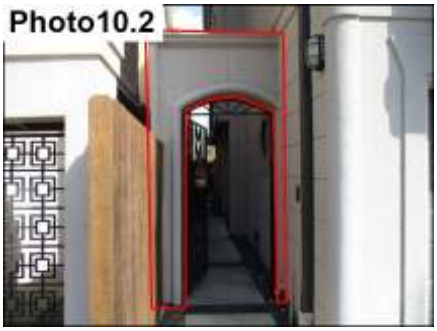


Photo10.2

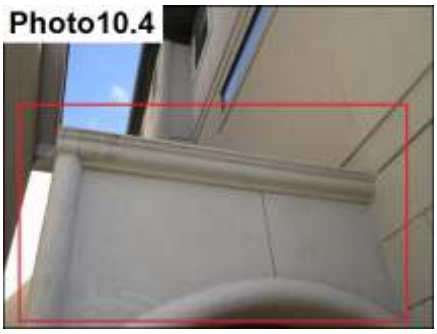


Damaged Entryway / Assess And Repair

Photo10.3

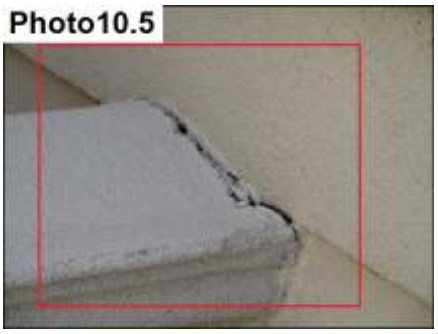
Damaged Entryway / Assess And Repair

Photo10.4



Damaged Entryway / Assess And Repair

Photo10.5



Damaged Entryway / Assess And Repair

Photo10.6

Damaged Entryway / Assess And Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			The entryway accent wall is missing a metal cap with sizable cracks at the wall of the structure allowing excess moisture into the system. Confirmed substrate and potential frame damage is noted at this location. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief and metal cap in an effort to prevent moisture intrusion. Please refer to photos #10.2, #10.3, #10.4, #10.5, 10.6, #11.1, #11.2, #11.3 and #11.4 for more detail.

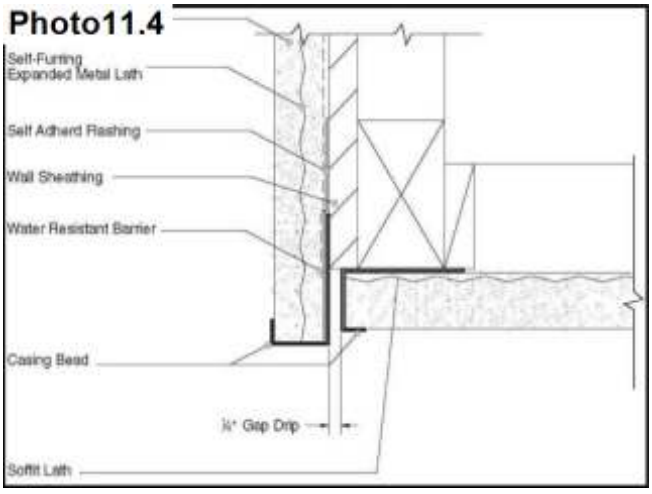
A metal cap was placed on the top of the entry flat accent area. All cracks were caulked/sealed.

Damaged Entryway / Assess And Repair

Damaged Entryway / Assess And Repair

The entry area has been waterproofed.

Damaged Entryway / Assess And Repair



Proper Relief Detail

Window Sealants / Seal

Window Sealants / Seal

Window Sealants / Seal

Window Sealants / Seal

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 #12.2, #12.3 #12.4, #12.5, #12.6, #13.1, #13.2, #13.3 and #13.4 for more detail.

All noted areas have been sealed/caulked.

Photo13.1

Window Sealants / Seal

Photo13.2

Window Sealants / Seal

All noted areas have been sealed/caulked.

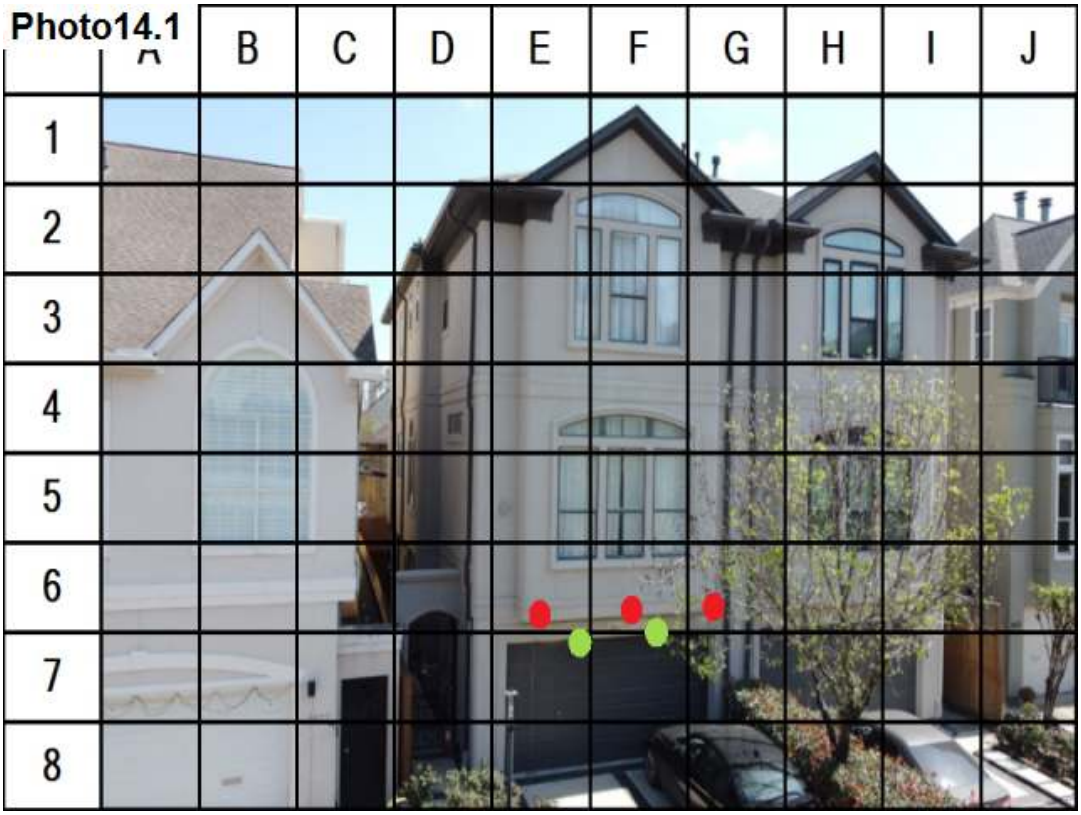
Photo13.3

Window Sealants / Seal

Photo13.4

Window Sealants / Seal

Photo14.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E7	Garage Header	12%	Firm	A moisture probe was taken at the garage header below the bumpout wall. The substrate was firm with no damage noted at this time.
F7	Garage Header	12%	Firm	A moisture probe was taken at the garage header below the bumpout wall. 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 below the bank of windows. 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 bank of windows. No substrate was noted at this time, modify as needed.
G6	Bottom Bumpout Wall	29%	Semi-Firm	A moisture probe was taken at the bottom bumpout wall below the bank of windows. An elevated moisture reading was noted with a semi-firm substrate.

The bottom area of the bump out was removed, the damaged substrate was replaced. A relief has been added.

Photo15.1

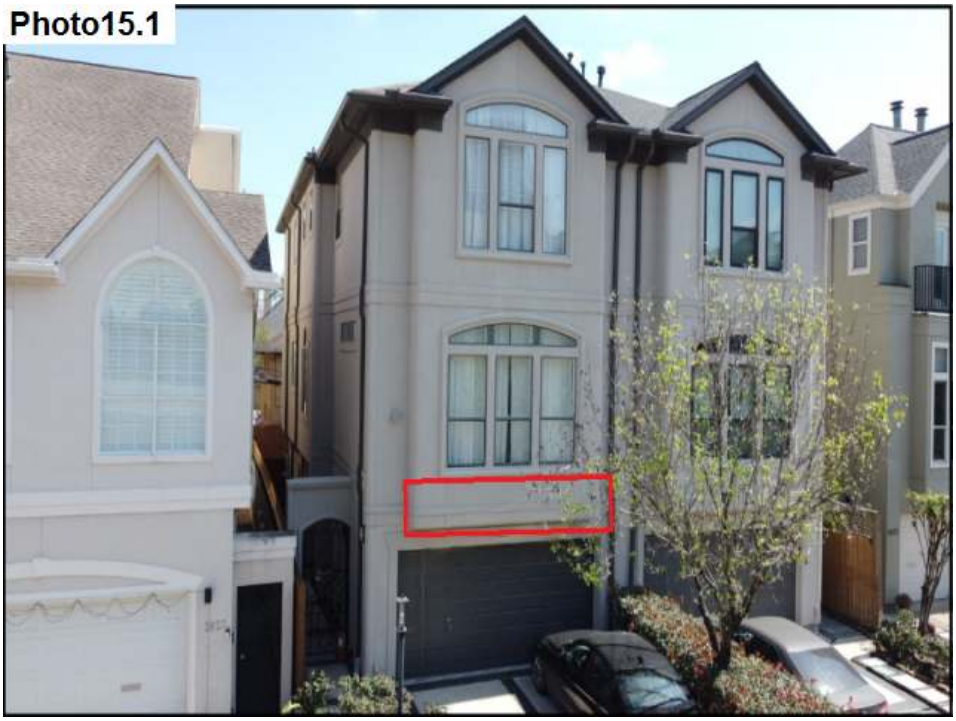


Photo15.2

Substrate Damage /
Assess, Repair & Install Relief

Photo15.3

Substrate Damage /
Assess, Repair & Install Relief

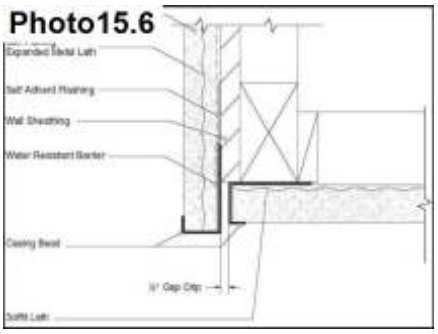
Photo15.4

Substrate Damage /
Assess, Repair & Install Relief

Photo15.5

Substrate Damage /
Assess, Repair & Install Relief

Photo15.6

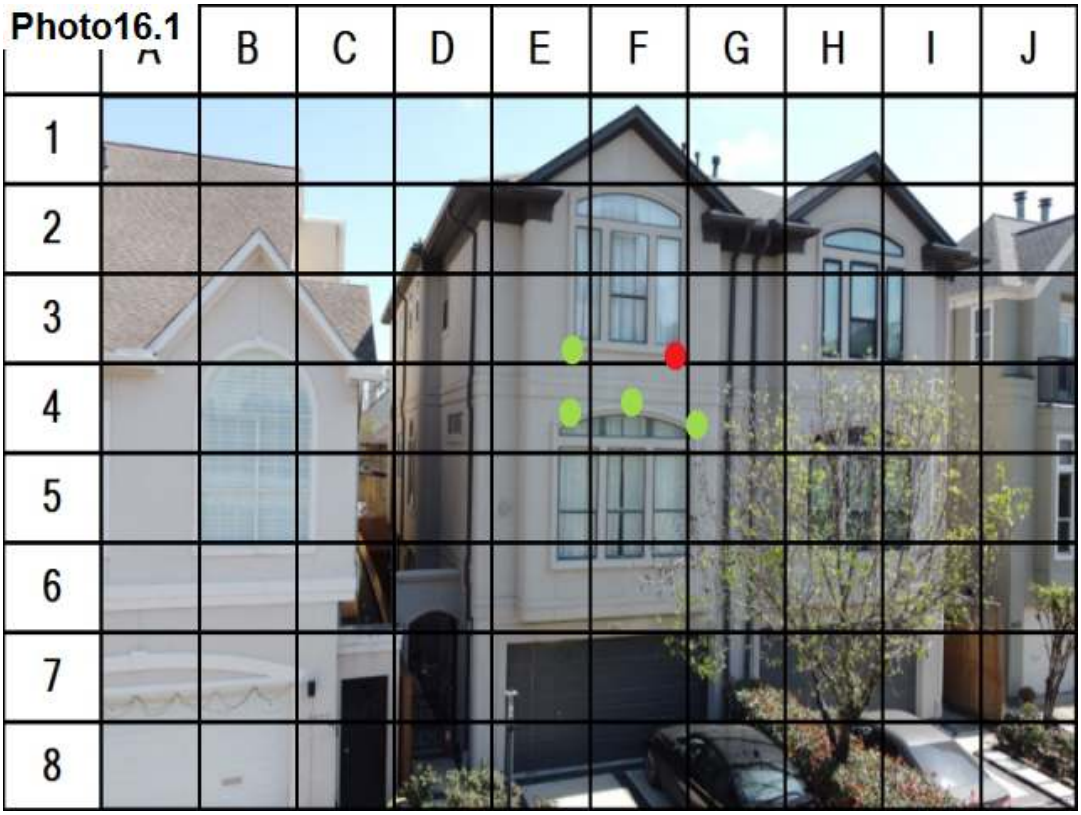


Relief / Proper Detail

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 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 #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.

All damaged areas were replaced and a relief was added.

Photo16.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E4	Window Header	12%	Firm	A moisture probe was taken at the window header below the third floor bank of windows. The substrate was firm with no damage noted at this time.
F4	Window Header	12%	Firm	A moisture probe was taken at the window header below the third floor bank of windows. The substrate was firm with no damage noted at this time.
G4	Window Header	12%	Firm	A moisture probe was taken at the window header below the third floor bank of windows. The substrate was firm with no damage noted at this time.
E3	Window Lower Left	14%	Firm	A moisture probe was taken at the window lower left. The substrate was firm with no damage noted at this time.
F3	Window Lower Right	19%	Firm	A moisture probe was taken at the window lower right. An elevated moisture reading was noted with a firm substrate.

Photo17.1

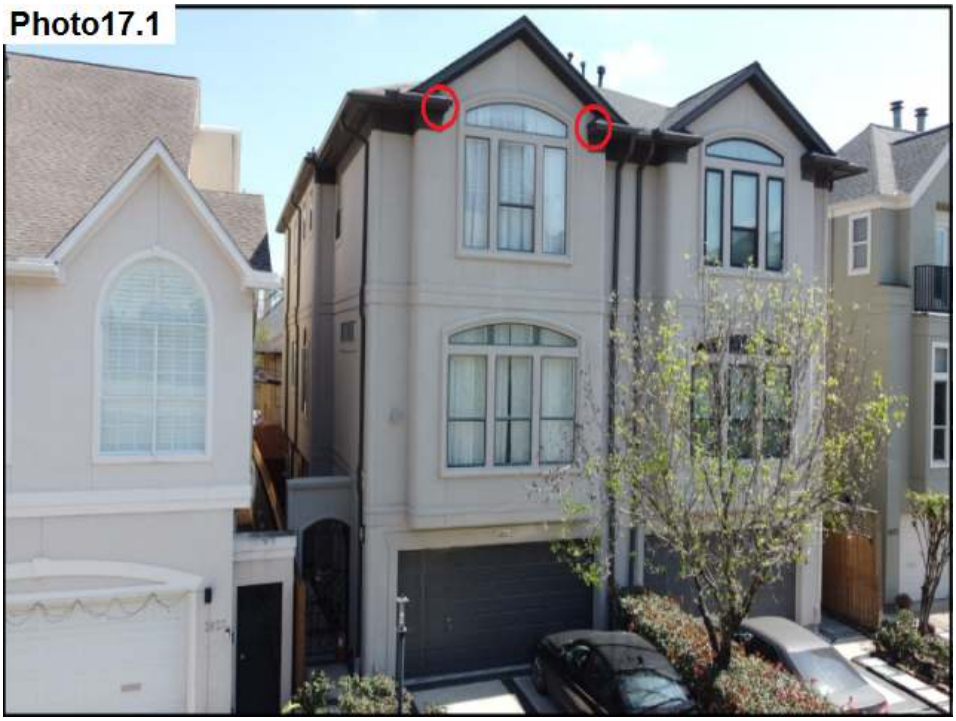


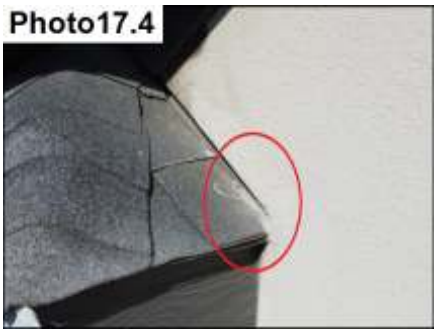
Photo17.2

Roof Termination / Seal

Photo17.3

Roof Termination / Seal

Photo17.4



Roof Termination / Seal

Photo17.5

Roof Termination / Seal

Photo17.6

Roof Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circles	Roof Terminaton			The roof and stucco termination is aged or separated 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 #17.2, #17.3, #17.4, #17.5 and #17.6 for more detail.

The roof termination areas were caulked/waterproofed.

Photo18.1

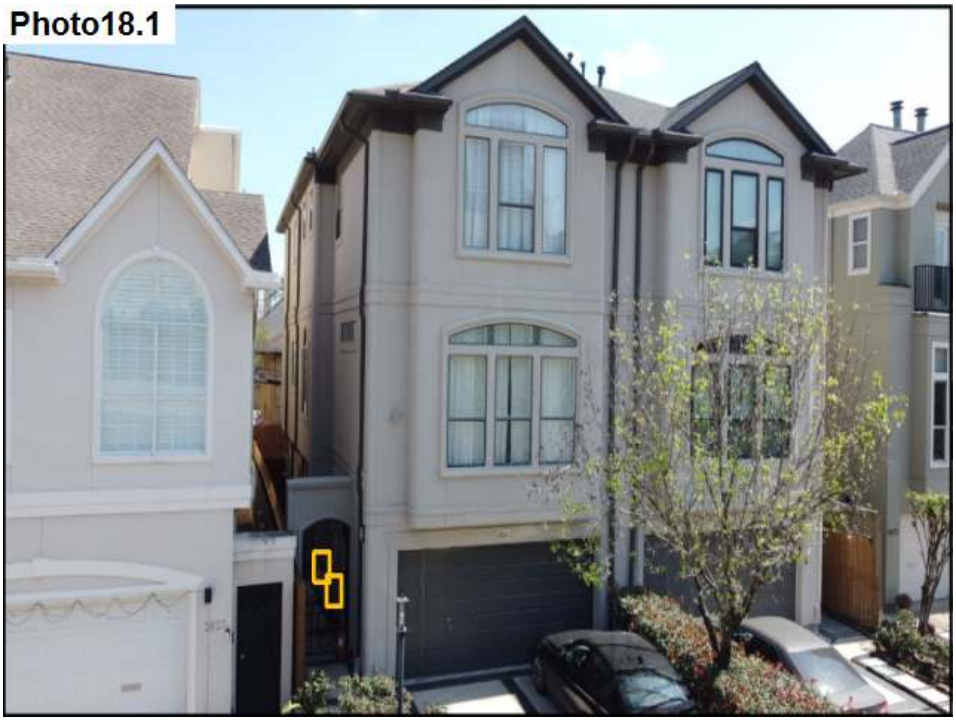


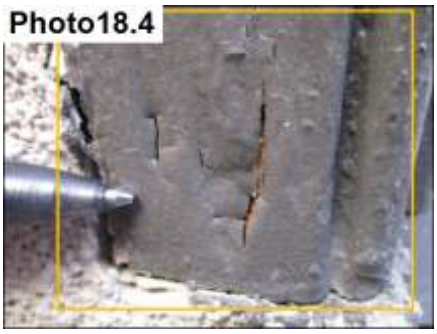
Photo18.2

Wood Rot on Door Trim / Repair

Photo18.3

Wood Rot on Door Trim / Repair

Photo18.4



Wood Rot on Door Trim / Repair

Photo18.5

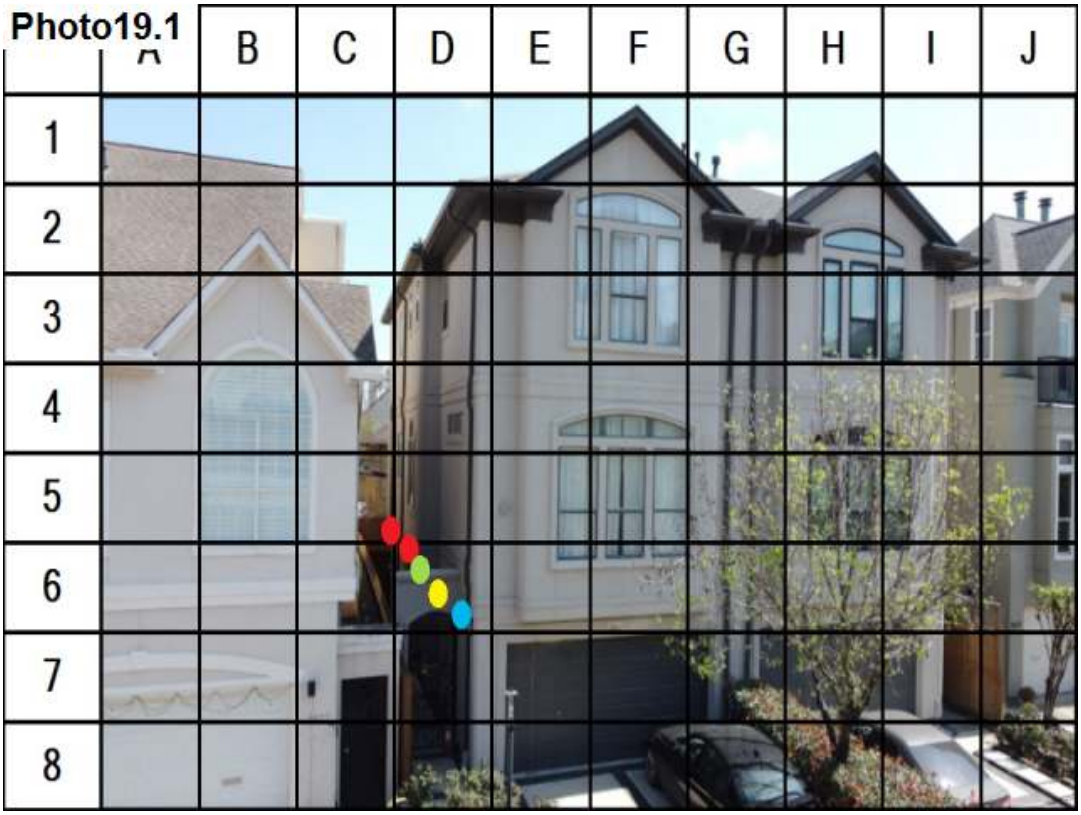
Wood Rot on Door Trim / Repair

Photo18.6

Wood Rot on Door Trim / Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Wood Rot			The door trim at this area has wood rot. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. All wood rot was not necessarily identified in this report. Please refer to photos #18.2, #18.3, #18.4, #18.5 and #18.6 for more detail.

All rotted wood was replaced and painted.



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C5	Bottom Wall	36%	Semi-Soft	A moisture probe was taken at the bottom wall below the windows. An elevated moisture reading with semi-soft substrate was noted. It is suggested by the inspector to consult with a waterproofing contractor to core sample and modify this area as needed.
D6 Red	Bottom Wall	24%	Semi-Firm	A moisture probe was taken at the bottom wall below the windows. An elevated moisture reading was noted with a semi-firm substrate.
D6 Green	Bottom Wall	12%	Firm	A moisture probe was taken at the bottom wall below the windows. The substrate was firm with no damage noted at this time.
D6 Yellow	Bottom Wall	12%	Firm	A moisture probe was taken at the bottom wall below the windows. The substrate was firm with no damage noted at this time.
D6 Blue	Bottom Wall	12%	Firm	A moisture probe was taken at the bottom wall below the windows. The substrate was firm with no damage noted at this time.

All damaged substrate was replaced and a relief was added.

Photo20.1

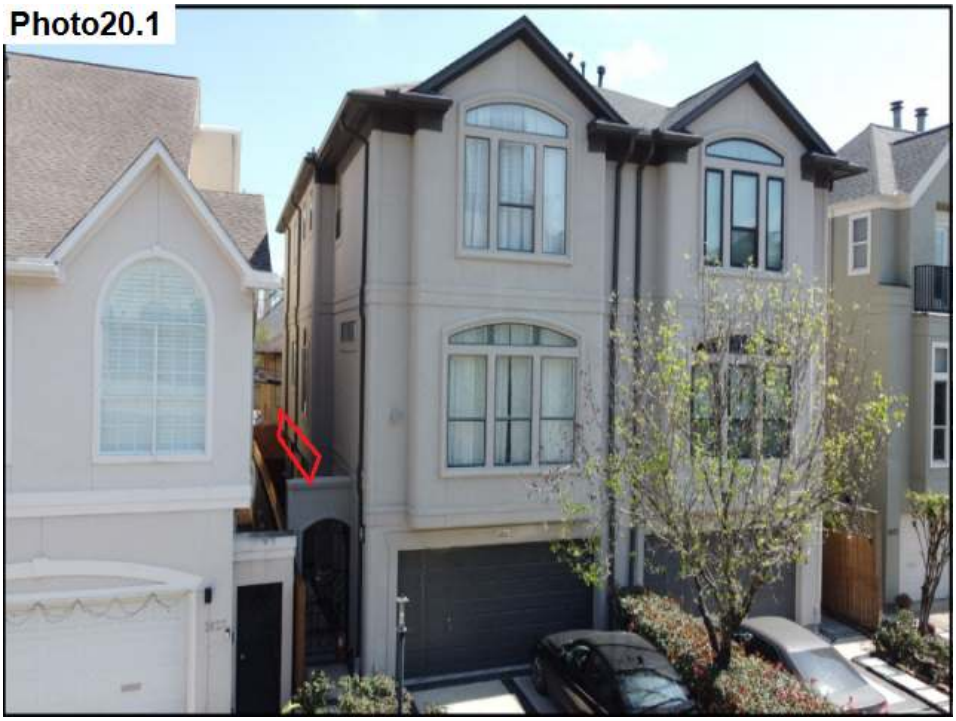


Photo20.2

Damage / Core Sample & Repair As Needed

Photo20.3

Damage / Core Sample & Repair As Needed

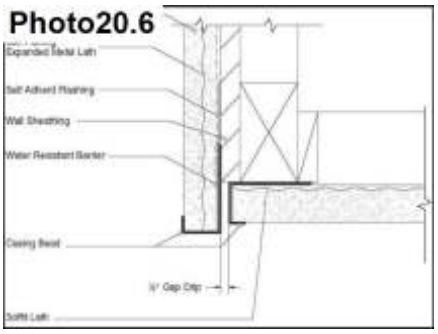
Photo20.4

Damage / Core Sample & Repair As Needed

Photo20.5

Damage / Core Sample & Repair As Needed

Photo20.6



Relief / Proper Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Potential Damage			Soft substrate is noted at the bottom of the wall below the bank of windows. The inspector recommends having a qualified waterproofing contractor core sample to further assess the extent, then repair if needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #20.2, #20.3, #20.4, #20.5 and #20.6 for more detail.

All damage substrate was replaced and a relief was added.

Door Sealants / Seal

Door Sealants / Seal

Door Sealants / Seal

Door Sealants / Seal

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 #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.

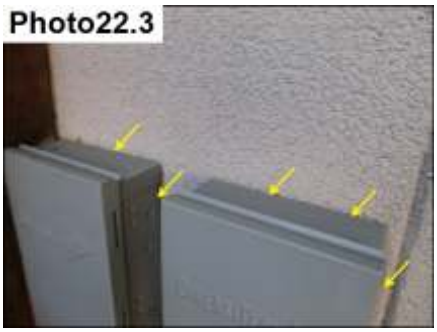
All noted areas have been sealed/caulked.

Photo22.1

Photo22.2

Penetration Sealants / Seal

Photo22.3



Penetration Sealants / Seal

Photo22.4

Penetration Sealants / Seal

Photo22.5

Penetration Sealants / Seal

Photo22.6

Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged, thin, 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 #22.2, #22.3, #22.4, #22.5 and #22.6 for more detail.

All noted areas have been sealed/caulked.

Photo23.1

Photo23.2

Wood Rot on Door Trim / Repair

Photo23.3

Wood Rot on Door Trim / Repair

Photo23.4

Wood Rot on Door Trim / Repair

Photo23.5

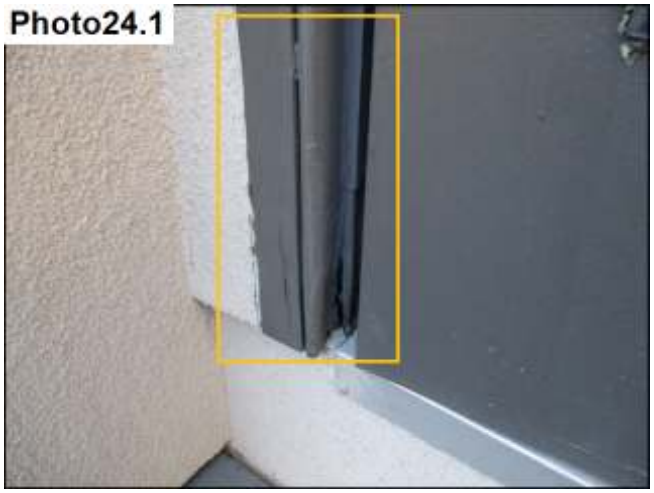
Wood Rot on Door Trim / Repair

Photo23.6

Wood Rot on Door Trim / Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Wood Rot			The door trim at this area has wood rot. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. All wood rot was not necessarily identified in this report. Please refer to photos #23.2, #23.3, #23.4, #23.5, #23.6, #24.1, #24.2, #24.3 and #24.4 for more detail.

All wood rot has been replaced and painted.



Wood Rot on Door Trim / Repair

Wood Rot on Door Trim / Repair

All wood rot has been replaced and painted.

Wood Rot on Door Trim / Repair

Wood Rot on Door Trim / Repair

Photo25.1

Photo25.2

Missing Door Head Flashing / Install

Photo25.3

Missing Door Head Flashing / Install

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circle	Missing Door Head Flashing			The door header below the second floor door pan flashing is missing a proper head flashing with wood rot noted. The inspector suggests to have a qualified waterproofing contractor further assess and install a proper door head flashing to this area as needed in an effort to prevent moisture intrusion. Please refer to photos #25.2 and #25.3 for more detail.

Flashing was added to the top of the 1st floor French doors.

Window Sealants / Seal

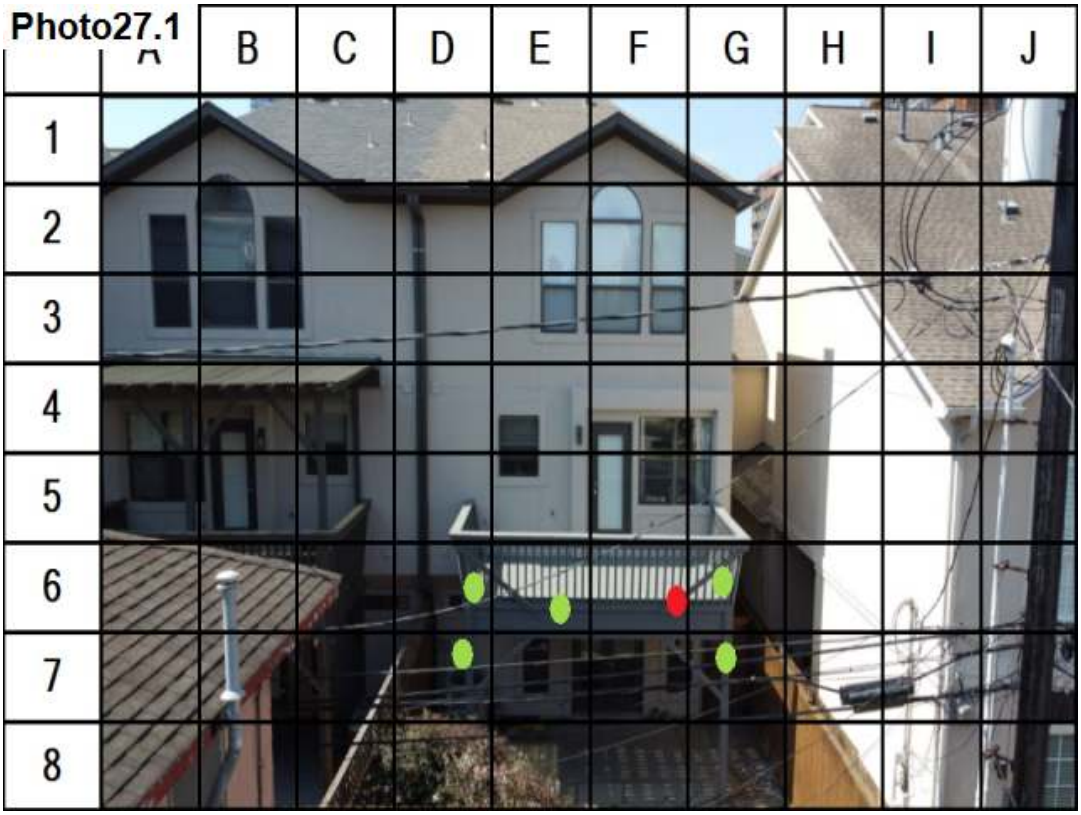
Window Sealants / Seal

Window Sealants / Seal

Window Sealants / Seal

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 #26.2, #26.3, #26.4, #26.5 and #26.6 for more detail.
E5	Window Lower Right	12%	Firm	A moisture probe was taken at the window lower right. The substrate was firm with no damage noted at this time.
F5	Window Lower Left	12%	Firm	A moisture probe was taken at the window lower left. The substrate was firm with no damage noted at this time.
E4	Window Header	12%	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.
F4	Window Header	12%	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.



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
D7	Corner Wall	12%	Firm	A moisture probe was taken at the corner wall below the balcony. The substrate was firm with no damage noted at this time.
G7	Corner Wall	12%	Firm	A moisture probe was taken at the corner wall below the balcony. The substrate was firm with no damage noted at this time.
D6	Below Balcony	13%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
E6	Below Balcony	17%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
F6	Below Balcony	21%	Firm	A moisture probe was taken at the bottom of the balcony. An elevated moisture reading was noted with a firm substrate.
G6	Below 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 & Stucco Termination / Seal

Balcony & Stucco Termination / Seal

Balcony & Stucco Termination / Seal

Balcony & Stucco Termination / Seal

Balcony & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Boxes	Balcony & Stucco Termination			Balcony/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 #28.2, #28.3, #28.4, #28.5 and #28.6 for more detail.

All noted areas have been caulked/sealed.

Photo29.1

Photo29.2

Railing & Stucco Termination / Seal

Photo29.3

Railing & Stucco Termination / Seal

Photo29.4

Railing & Stucco Termination / Seal

Photo29.5

Railing & Stucco Termination / Seal

Photo29.6

Railing & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Boxes	Railing & Stucco Termination			Railing/stucco termination sealants are aged or separated 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 #29.2, #29.3, #29.4, #29.5 and #29.6 for more detail.
D6	Below Railing & Stucco Termination	12%	Firm	A moisture probe was taken below the railing and stucco termination. The substrate was firm with no damage noted at this time
G5	Below Railing & Stucco Termination	12%	Firm	A moisture probe was taken below the railing and stucco termination. The substrate was firm with no damage noted at this time

All noted areas have been caulked/sealed.

Photo30.1

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E6	Below Flat Accent	12%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time
E4	Below Flat Accent	13%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time
F4	Below Flat Accent	16%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time
G4	Below Flat Accent	17%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time
G5	Below Flat Accent	12%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time
G6	Below Flat Accent	12%	Firm	A moisture probe was taken below the flat accent. The substrate was firm with no damage noted at this time

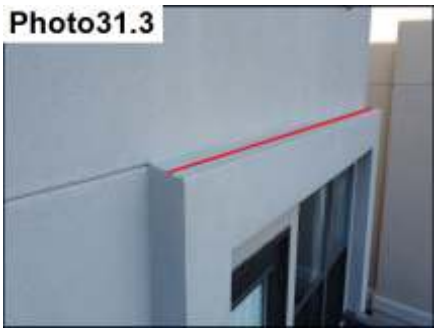
The flat accent area was painted 3 times with an elastomeric paint.

Photo31.1

Photo31.2

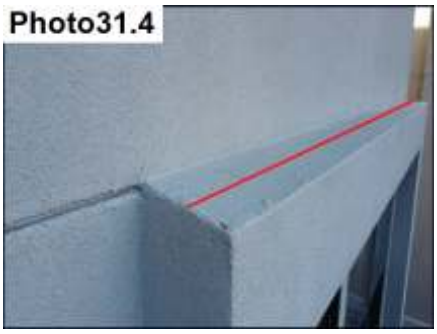
Flat Accent / Install Metal Cap or Apply Elastomeric Coating

Photo31.3



Flat Accent / Install Metal Cap or Apply Elastomeric Coating

Photo31.4

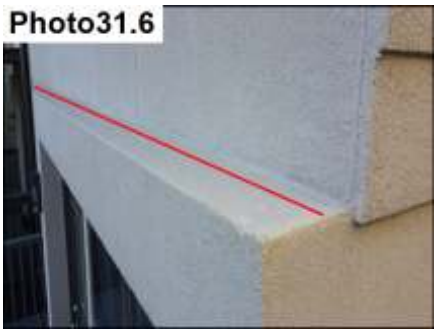


Flat Accent / Install Metal Cap or Apply Elastomeric Coating

Photo31.5

Flat Accent / Install Metal Cap or Apply Elastomeric Coating

Photo31.6



Flat Accent / Install Metal Cap or Apply Elastomeric Coating

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Line	Flat Accent			A flat accent has been noted in this area. Although the moisture levels were acceptable the inspector suggests to have a waterproofing contractor further assess and to apply elastomeric coating or install a metal cap as needed, in an effort to prevent moisture intrusion. Please refer to photos #31.2, #21.3, #31.4, #31.5 and #31.6 for more detail.

The noted flat accent area was painted 3 times with an elastomeric paint.

Photo32.1

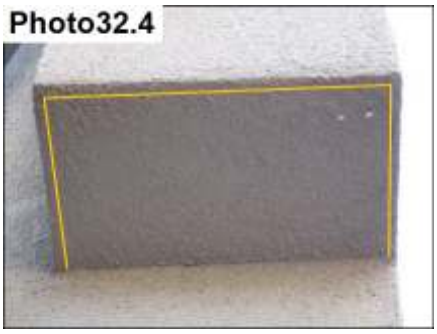
Photo32.2

Relief / No Modification

Photo32.3

Relief / No Modification

Photo32.4



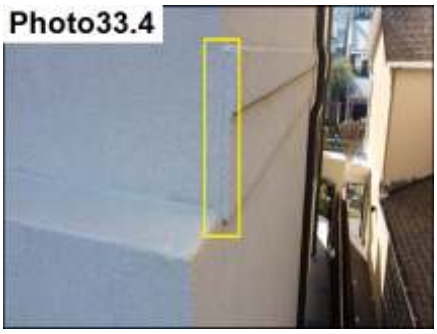
Relief / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange 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 firm with low 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 #32.2, #32.3 and #32.4 for more detail.

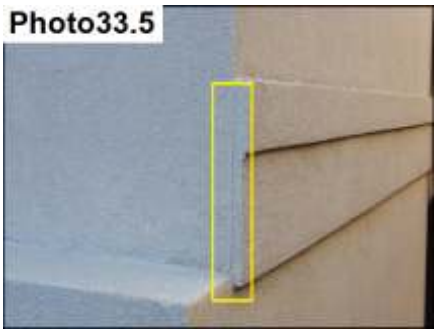
Per Stucco Inspector No Relief is required.

Cracks / Seal or Paint (Aesthetic)

Cracks / Seal or Paint (Aesthetic)



Cracks / Seal or Paint (Aesthetic)



Cracks / Seal or Paint (Aesthetic)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Box	Cracks			Cracks are noted at the stucco accent and stucco termination this location. The inspector suggests to have a qualified waterproofing contractor seal or paint for aesthetic concerns only. All cracking was not necessarily identified in this report. Please refer to photos #33.2, #33.3, #33.4 and #33.5 for more detail.

All noted cracks have been caulked/sealed.