Stucco Check Inspections, LLC

Invasive Stucco Inspection

Prepared for:

Erin Parisian

Location:
1208 E 29th St
Houston, TX 77009

June 15, 2022

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I. INTRODUCTION

1.1 PURPOSE: Enclosed is your stucco Moisture Inspection. The purpose of this moisture inspection is to help assess the condition of the stucco systems by looking for visible installation flaws, inadequate water diversion and sealant failures and conduct random moisture readings using electronic moisture scan devices. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. Further investigation may be needed to determine the extent of water damage, if any, and how the best to modify your home to address any moisture problem that may be indicated by this inspection.

1.2 SCOPE OF INSPECTION: This is a Basic, Stucco inspection limited to the following:

1. A visual examination of the condition of the stucco, exterior sealants, flashings, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations and any penetrations through the stucco.
2. Conducting of random electronic moisture scanning of the building envelope.
3. Preparing a report of our observation of potential problem areas and recording any high readings found.
4. Providing detailed information on typical moisture-related problems in stucco homes to assist you in maintaining the value of your home.

1.3 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 problem exist, or that problems found were 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 and responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

1.4 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.

1.5 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.

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Project Information

Owner's Information		Buyer Information	
Owner's Name	ERIN PARISIAN	Buyer's Name	N/A
Property Address	1208 E 29TH ST	Buyer's Phone	N/A
City, State, ZIP	HOUSTON, TX 77009	Buyer's Email	N/A
Owner Phone	713-677-4054	Buyer's Realtor	N/A
Owner Email	ESTLAURENT00@GMAIL.COM	Buyer's Realty Company	N/A
Owner Realtor Phone	N/A	Buyer's Realtor Phone	N/A
Owner Realtor Email	N/A	Buyer's Realtor Email	N/A
Realty Company	N/A		
Property Information		**Inspection Information**	
Type of Exterior	HARD-COAT STUCCO CLADDING- 2 SIDE	Date of Inspection	6/15/22
Substrate (If known)	ASSUMED TO BE OSB	Inspector	COLTON SIMS- EDI #TX166
Age of Property	N/A	Present at Inspection	OWNER
Square Footage	N/A	Temperature/Humidity	90
Stories	2	Weather Conditions	SUNNY
Type of Windows	N/A	Last Rain	5+ DAYS

Inspection Test Equipment

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. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.

Note: The scale range of moisture being noted as 'high' when the probes are above 19% are per the Delmhorst meter manual. With Houston being a much more humid environment, and from the experience of the STUCCO CHECK INSPECTIONS inspectors, some leniency is suggested. Any probes noted to have moisture readings of 25% or higher will be indicated in 'red'.

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Low 6-15%
Mid 16-20%
Slightly Elevated 21-24%
Elevated 25-40%

Front Elevation Moisture Analysis

Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%

Location	Moisture Reading	Substrate Condition	Comments
1	10%	Firm	Probes taken below the front elevation overhangs. Firm substrate and Low-to-Mid moisture at the time of inspection.
2	12%	Firm	
3	13%	Firm	
4	9%	Firm	
5	20%	Firm	
6	9%	Firm	Probes taken below the front elevation windows. Firm substrate and Low-to-Mid moisture at the time of inspection. This is favorable.
7	14%	Firm	
8	16%	Firm	
9	9%	Firm	Probes taken below the roof junction. Firm substrate and Low moisture at the time of inspection. This is favorable.

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Front Elevation Photo Observations

The base of the stucco walls terminates with a weep screed and proper clearance above grade. This is a favorable condition.

The front overhangs are closed in with stucco & have no drainage accessory. This can lead to trapped moisture and possible future damages. To help prevent future issues it is suggested to install drainage accessories at all locations noted with this deficiency.

Severe cracking noted along the front right corner of the overhang. This can lead to moisture intrusion if not sealed/repaired.

Low moisture and firm substrate (possible framing) below the front elevation overhang at the time of inspection. This is favorable.

Low moisture and firm substrate (possible framing) below the front elevation overhang at the time of inspection. This is favorable.

Mid moisture and firm substrate (possible framing) at the crack along the overhang at the time of inspection.

Front Elevation Photo Observations

The accent bands are noted to be hard coat build outs. These are potential points of possible moisture intrusion if not maintained. It is suggested to seal the top and sides of all bands, as well as the railing attachments.

The sealant application that was previously done has exceeded their life expectancy. It is suggested to reseal all windows, accent bands, openings, flashings and penetrations at this time and every 2-3 years.

Low-to-mid moisture and firm substrate (possible framing) below the front elevation windows at the time of inspection. This is favorable.

Low-to-mid moisture and firm substrate (possible framing) below the front elevation windows at the time of inspection. This is favorable.

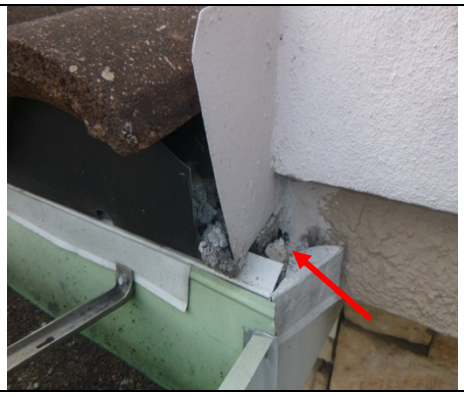
Photo observation and probe location 9.

Properly sized and angled kickout flashing noted at the roof junctions throughout. This is a favorable condition. It is suggested to reseal all locations with a stucco approved sealant at this time.

Front Elevation Photo Observations

Low moisture and firm substrate (possible framing) below the roof junction at the time of inspection. This is favorable.

Photo observation location.



A small opening noted at the corner of the roof junction. This can lead to moisture intrusion and underline issues. It is suggested to seal all locations noted with this deficiency.

Surface staining noted throughout the front elevation. This is a common condition with stucco. It is suggested to use a light power wash with a solvent-based solution to help remedy this condition. It is recommended to repaint the home with an elastomeric paint every 8-10 years.

Right Elevation Moisture Analysis

Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%

Location	Moisture Reading	Substrate Condition	Comments
1	11%	Firm	Probes taken below the side elevation roof junctions.
2	8%	Firm	Firm substrate and Low moisture at the time of inspection. This is favorable.
3	10%	Firm	Probe taken below the right elevation window. Firm substrate and Low moisture at the time of inspection. This is favorable.

Right Elevation Photo Observations

The roof junction at this highlighted location has a properly sized and angled kickout flashing (probe 1). This is favorable. It is suggested to seal all flashings at this time and every 2-3 years.

Firm substrate and Low moisture below the roof junction (probe 1) at the time of inspection. This is favorable.

The inspector could not confirm if a kickout flashing is installed at this roof junction. It is suggested to have a stucco contractor verify the flashing at this location.

A missing cap flashing at the small parapet wall. It is suggested to install a metal cap flashing to help prevent future standing water issues.

A separation crack noted along the stucco and siding transition. This can lead to moisture intrusion and possible underline issues. It is suggested to seal along all locations noted with this deficiency.

Firm substrate and low moisture noted at the probed location (several feet below the roof junction/small parapet wall) at the time of inspection. This is favorable.

Firm substrate and low moisture below the right elevation window at the time of inspection. This is favorable. It is suggested to reseal all side elevation windows, accent bands, flashings, and penetrations (i.e., electrical boxes) at this time and every 2-3 years.

SUMMARY AND RECOMMENDATIONS

This inspection was performed as a visual & Invasive testing inspection of areas accessible from a 3 Story ladder. Possible areas of high moisture penetration will be detected and tested during this inspection process. Probes are taken at random, based off the knowledge and experience of our team. Hidden damages found beyond our probed locations may be uncovered upon removing stucco and commencing stucco repairs. SCI is not liable for any additionally found, hidden damages, beyond our probed locations.

***It is suggested to thoroughly read inspection report to evaluate and determine costs for repairs.**

- **All windows, doors, and penetrations through the system should be professionally sealed every 2-3years, using a high quality, professional sealant, suggested by manufacturer of your system and properly tooled into joints to help prevent moisture intrusion and sealant separation. See photo observations for several suggested locations to seal. It is suggested to reseal <u>all</u> windows, accent bands, openings, flashings and penetrations at this time and every 2-3 years.**
- **Suggested to seal all hairline cracks throughout home. Paint is suggested at the 8-10-year mark as well, to alleviate all staining and cracks.**
- **Front stucco overhang terminates with no drainage accessory and are closed in with stucco. To repair and prevent further damages, it would be suggested to remove necessary stucco at these overhangs to properly install an industry approved drainage accessory/provision. Upon testing, the front overhang noted to no underlying damages at time of inspection. Suggested to further investigate and repair accordingly. Below is an example of a proper overhang drainage accessory detail:**

- **Suggested to verify if the side elevation, top, roof junction is noted to have a properly sized and angled kick out flashing. SCI was unable to confirm at time of inspection.**
- **Suggested to add a metal cap flashing to the top, side elevation parapet wall to prevent any future standing water intrusion issues.**
- **Acceptable moisture and firm substrate/framing noted at all probed locations at time of inspection. This is favorable. Suggested to monitor, take care of all deferred maintenance, and periodically test home to ensure moisture levels remain at this acceptable range.**
- **If any anomalies found in the future (i.e., cracks, stains, interior leaks, etc.), it is suggested to follow up with a stucco inspector, or quailed stucco contractor.**

It is mandatory, as with any cladding system, that sealants be always maintained and inspected by a qualified stucco or waterproofing contractor on a regular basis, every 2-3 years is the general recommendations. Water-proofing stucco surfaces is recommended every 8-10 years using “top of the line” Elastomeric Coatings.

ADDITIONAL NOTES:

Based upon conditions observed and test results (if any), actual conditions one work starts will dictate the extent of the repairs. This protocol is intended as a general guideline and minimum repairs required. Review all current and previous inspection reports concerning this property, both stucco and general if available, to identify additional areas of concern.

Contractor: Contractor to have minimum of ten (10) years' experience with these types of repairs and is to fully supervise all phases of repairs.

Insurance: Contractor to furnish a Certificate of Insurance for General Liability insurance in the amount of $1,000,000.

Warranty: Contractor is to furnish the client a written transferable warranty on all work and materials for a period of not less than two (2) years. Furnish warranty information from materials manufacturer.

Sealants: Sealants to be used on this project are low modulus sealant such as NP-1, Dow Corning 795 or Sherwin Williams Lox-On. No substitutions unless approved by the Third-Party Inspector. Some of the sealants used on this project are silicone based, at those locations Dow-Corning 795 can be used as long as a color match can be obtained; I do not recommend clear sealants.

Generic materials should not be used. Only materials from national manufacturers are permitted.

Coatings used are to be "top of the line" manufacturers Elastomeric products. Primer and finish coats to be from the same manufacturer. Coordinate sealant colors with client.

All repairs and re-installation to conform to current accepted industry standards, published manufacturers; installation manuals and/or the Texas Lathing and Plastering Contractors Association (TLPCA), as each may apply to this repair.

It is recommended that all repairs be monitored by a Certified Stucco Inspector and upon completion documentation be provided to the Owner/Buyer/Client stating that all repairs have been completed in accordance with current industry standards for repairs this type of systems. Photographic documentation should be furnished from demolition to completion.

This report is prepared at the request of the property owners for their exclusive use in evaluating the condition of the exterior cladding system. This report is copyright and remains the property of the author, any use and or distribution past its intended purpose is prohibited and requires written permission.
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. 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.

Respectfully submitted,

Michael Luna

Michael Luna
Stucco Check Inspections, LLC
EDI Certificate TX143- Level 2 Building Envelope Inspector/ Moisture Analyst.
Infrared Certified
Internachi Member (International Association of Certified Home Inspectors)
BST- Construction Technology - Texas State University