



Lone Star Stucco, LLC

Moisture Assessment Report

Kevin Oswald

2638 Westgate Street

Houston, TX 77098



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	Kevin Oswald	Type of Inspection	Invasive
Property Address	2638 Westgate Street	Date of Inspection	11/19/23
City, State, ZIP	Houston, TX 77098	Temperature	70 Degrees
Phone	kevinoswald@gmail.com	Weather	Clear
Square Footage (estimated)	3,411	Last Rain	24-48 Hours
Approximate Age of Property	2013	In Attendance	Inspector
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hardcoat Stucco / Manufactured Stone Veneer / Cementitious Fiber Panel		
Substrate	Wood		
Windows	Metal / Fixed / Double 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 All windows have been sealed.
Caulking At Window Joints / Miters	X			
Caulking Around Door Frame		X		Seal DoorTrim / Typical All door trim has been sealed.
Caulking At Door Joints / Miters		X		Seal Door Miter / Typical All Door miters have been sealed.
Caulking Around Other Breaches		X		Seal Penetrations / Typical All penetrations have been sealed.
Flat Accents Caulked or Angled		X		Seal Flat accents have been caulked.
Soffit, Frieze & Facia Boards Caulked		X		Seal All Terminations With Stucco All terminations with stucco have been sealed.
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Seal / Typical Roof/wall Kickout Flashing has been sealed.
Balcony Flashings		X		Seal Balcony Flashings / Typical balcony flashing has been sealed
Other Attachment Flashings			X	
Porches / Stoop Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing	X			
Door Head Flashing	X			
Column Flashing			X	
Terminations	Yes	No	N/A	Comments
Stucco In Contact With Flat Work		X		
Stucco In Contact With Soil		X		
Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning			X	
Cracks or Impact Damage		X		
Exterior Evidence of Pest Infestation		X		
Control Joints Noted On System	X			



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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. [All doors, windows and penetrations have been sealed.](#)
- Stucco/manufactured stone veneer 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 garage door trim sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #5.2, #5.3, #5.4, #5.5 and #5.6 for more detail. [The garage door trim has been sealed.](#)
- The door trim and miter sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail. [Door trim and miters have been sealed.](#)
- The penetration sealants are aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.
- The window sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #8.2, #8.3, #8.4, #8.5, #8.6, #9.1, #9.2 and #9.3 for more detail. [All windows have been sealed.](#)
- Although a relief is present at this location, excess sealant was applied to the drainage plane obstructing proper moisture evacuation of the system. The inspector recommends having a qualified waterproofing contractor further assess, clean out excess material and verify the house back wrap has been cut. This will provide the proper functioning of the system at this location. Please refer to photos #11.2, #11.3 and #11.4 for more detail.

[Excess sealant was removed from the drainage plane so relief drains as intended.](#)



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- The balcony flashing sealants are aged 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 #12.2, #12.3 and #12.4 for more detail. [Balcony flashing has been sealed.](#)
- Siding/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 #13.2, #13.3, #13.4, #13.5, #13.6, #14.1 and #14.2 for more detail. [Siding/stucco terminations have been sealed.](#)
- The metal cap sealants are 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 #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail. [Metal caps have been sealed.](#)
- Substrate and potential frame damage is noted on the outside corner wall below the roof diverter flashing. The inspector suggests consulting with a qualified waterproofing contractor to further assess the extent of damage, core sample the probe locations, then repair if needed. Please refer to photos #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail. [Damaged frame was removed/replaced.](#)
- The scupper sealants are aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #17.2, #17.3, #17.4 and #17.5 for more detail. [Scuppers have been sealed.](#)
- The metal cap sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3, #18.4 and #18.5 for more detail. [Metal Caps have been sealed.](#)
- Mildew stains have been noted in this area. The inspector suggests to clean the areas as needed from an aesthetic concern only. Please refer to photos #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail. [The exterior of the home has been power washed.](#)
- Rust stains from the HVAC overflow are noted in this area. This inspector suggests to clean this area with a wire brush and paint, as needed, from an aesthetic concern, but to also have a qualified HVAC contractor further assess the unit and drain pan causing the stain. Please refer to photos #20.2, #20.3, #20.4, #20.5 and #20.6 for more detail. [Rust stains have been removed and a new ac drain pan was installed.](#)



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- The roof diverter flashing/metal cap sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.
[Roof diverter flashing/metal cap has been sealed.](#)
- Confirmed substrate and potential frame damage is noted at the bottom beam below improper kickout flashing. The inspector suggests to have a qualified waterproofing contractor further assess the extent of damage, repair and modify this area as needed in an effort to prevent moisture intrusion. Please refer to photos #22.2, #22.3, #22.4 and #22.5 for more detail.
[Damaged frame pieces and concrete board were replaced.](#)
- The cementitious fiber panels are separated at this location. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten all panels to prevent moisture intrusion. Please refer to photos #23.2, #23.3, #23.4, #23.5 and #23.6 for more detail. [Cement panels have been secured/re-fastened.](#)
- Trim termination sealants are separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #24.2, #24.3, #24.4 and #24.5 for more detail.
[Trim terminations have been sealed.](#)
- The door trim and miter sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #25.2, #25.3 and #25.4 for more detail.
[Door trim and miter have been sealed.](#)
- The penetration sealants are aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #26.2, #26.3, #26.4 and #26.5 for more detail.
[Penetrations have been sealed.](#)
- The window sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #27.2, #27.3, #27.4 and #27.5 for more detail.
[Windows have been sealed.](#)
- 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 #28.2 and #28.3 for more detail.
- The cementitious fiber panels are separated at this location. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten all panels to prevent moisture intrusion. Please refer to photos #29.2, #29.3, #29.4 and #29.5 for more detail.
[Cement panels have been re-fastened.](#)



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Summary Page

- You have several areas that are showing signs of elevated moisture. Nonexistent substrate was noted in some of these areas. It is recommended to consult with a stucco waterproofing contractor to investigate all 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.
- **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 Weep Screed / Positive Detail

Photo4.3



Proper Grade Termination with Weep Screed / Positive Detail

Photo4.4



Proper Grade Termination with Weep Screed / Positive Detail

Photo4.5



Proper Grade Termination with Weep Screed / Positive Detail

Photo4.6



Proper Grade Termination with Weep Screed / Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Lines	Grade Termination			Stucco/manufactured stone veneer 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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Photo5.1



Photo5.2



Garage Door Trim Sealant / Seal

Photo5.3



Garage Door Trim Sealant / Seal

Photo5.4



Garage Door Trim Sealant / Seal

Photo5.5



Garage Door Trim Sealant / Seal

Photo5.6



Garage Door Trim Sealant / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Garage Door			The garage door trim sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #5.2, #5.3, #5.4, #5.5 and #5.6 for more detail.

Garage door trim has been sealed.



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Photo6.1



Photo6.2



Door Trim and Miter Sealant / Seal

Photo6.3



Door Trim and Miter Sealant / Seal

Photo6.4



Door Trim and Miter Sealant / Seal

Photo6.5



Door Trim and Miter Sealant / Seal

Photo6.6



Door Trim and Miter Sealant / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim and miter sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.

Door trim and miter have been 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 aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.

Penetrations have been sealed.



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Photo8.1

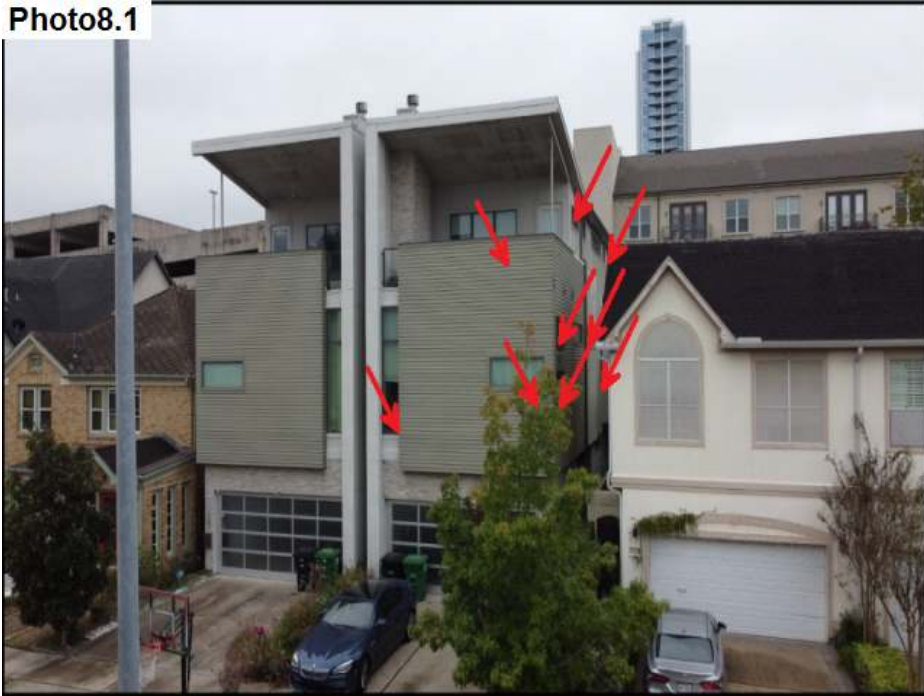


Photo8.2



Window Sealants / Seal

Photo8.3



Window Sealants / Seal

Photo8.4



Window Sealants / Seal

Photo8.5



Window Sealants / Seal

Photo8.6



Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #8.2, #8.3, #8.4, #8.5, #8.6, #9.1, #9.2 and #9.3 for more detail.

Windows have been sealed.



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Photo9.1



Window Sealants / Seal

Photo9.2



Window Sealants / Seal

Photo9.3



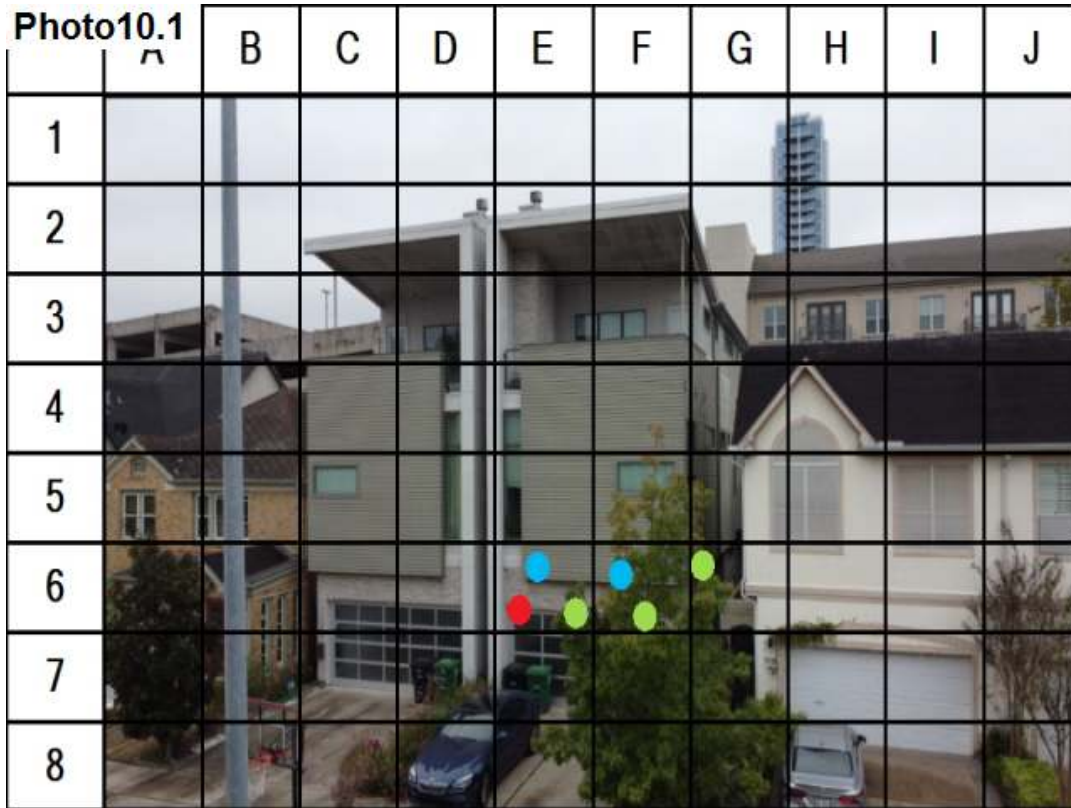
Window Sealants / Seal

Windows have been sealed.

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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E6 (red)	Garage Header	20%	Firm	A moisture probe was taken at the garage header. An elevated moisture reading was noted with a firm substrate.
E6 (green)	Garage Header	16%	Firm	A moisture probe was taken at garage header. The substrate was firm with no damage noted at this time.
F6 (green)	Garage Header	15%	Firm	A moisture probe was taken at garage header. The substrate was firm with no damage noted at this time.
E6 (blue)	Bottom Wall	17%	Firm	A moisture probe was taken at bottom wall. The substrate was firm with no damage noted at this time.
F6 (blue)	Bottom Wall	18%	Firm	A moisture probe was taken at bottom wall. The substrate was firm with no damage noted at this time.
G6	Bottom Wall	16%	Firm	A moisture probe was taken at bottom wall. The substrate was firm with no damage noted at this time.



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Photo11.1



Photo11.2



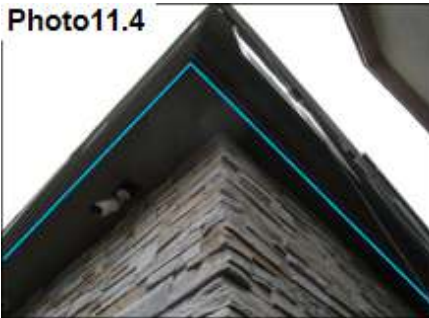
Obstructed Relief / Clean Out

Photo11.3



Obstructed Relief / Clean Out

Photo11.4



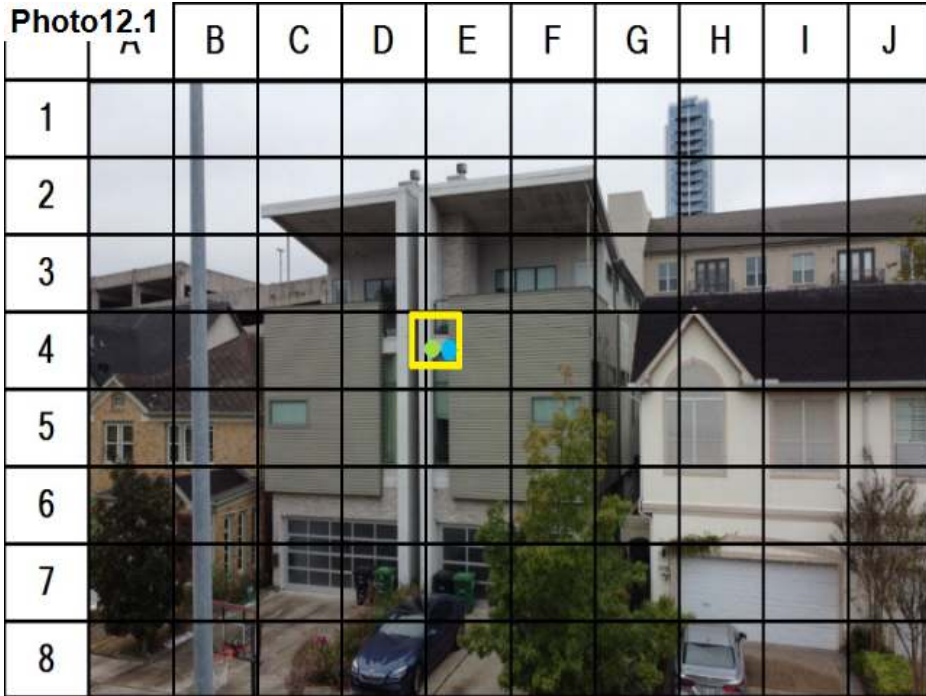
Relief has been re-opened.

Obstructed Relief / Clean Out

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			Although a relief is present at this location, excess sealant was applied to the drainage plane obstructing proper moisture evacuation of the system. The inspector recommends having a qualified waterproofing contractor further assess, clean out excess material and verify the house back wrap has been cut. This will provide the proper functioning of the system at this location. Please refer to photos #11.2, #11.3 and #11.4 for more detail.



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Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal

Balcony Flashing has been sealed.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Box	Flashing			The balcony flashing sealants are aged 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 #12.2, #12.3 and #12.4 for more detail.
E4 (green)	Below Balcony	17%	Firm	A moisture probe was taken below the balcony. The substrate was firm with no damage noted at this time.
E4 (blue)	Below Balcony	16%	Firm	A moisture probe was taken below the balcony. The substrate was firm with no damage noted at this time.



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Photo13.1



Photo13.2



Siding & Stucco Termination / Seal

Photo13.3



Siding & Stucco Termination / Seal

Photo13.4



Siding & Stucco Termination / Seal

Photo13.5



Siding & Stucco Termination / Seal

Photo13.6



Siding & Stucco Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Line	Stucco Termination			Siding/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 #13.2, #13.3, #13.4, #13.5, #13.6, #14.1 and #14.2 for more detail.

Siding/stucco terminations have been sealed.



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Siding & Stucco Termination / Seal

Siding & Stucco terminations have been sealed.



Siding & Stucco Termination / Seal

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Photo15.1



Photo15.2



Metal Cap Termination / Seal

Photo15.3



Metal Cap Termination / Seal

Photo15.4



Metal Cap Termination / Seal

Photo15.5



Metal Cap Termination / Seal

Photo15.6



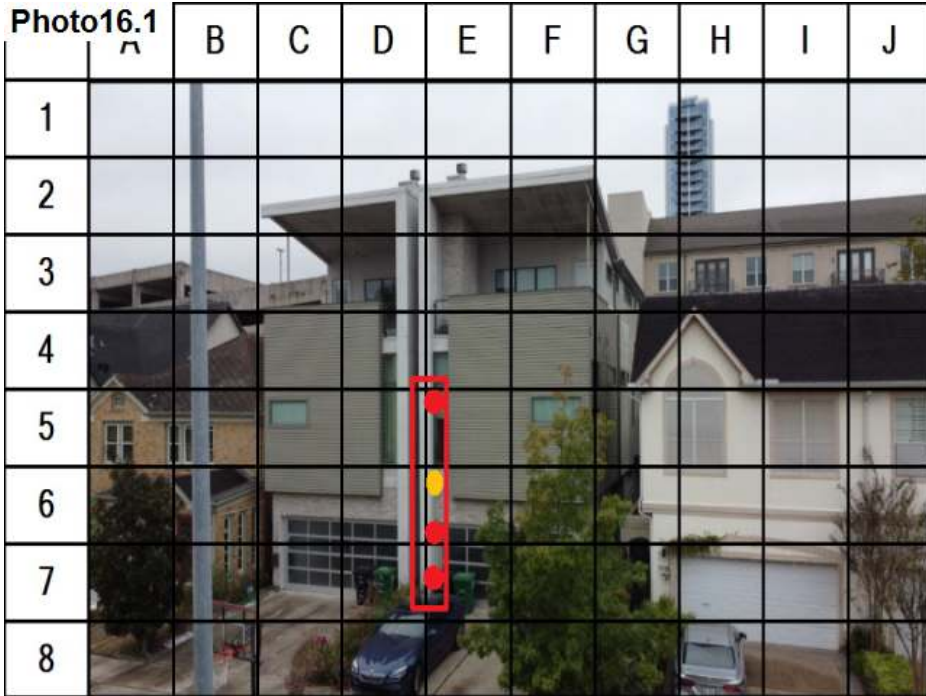
Metal Cap Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Metal Cap			The metal cap sealants are 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 #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.

Metal cap has been sealed.



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Substrate Damage / Assess, Core Sample & Repair as Needed



Substrate Damage / Assess, Core Sample & Repair as Needed

Damaged area has been repaired/replaced.



Substrate Damage / Assess, Core Sample & Repair as Needed



Substrate Damage / Assess, Core Sample & Repair as Needed



Substrate Damage / Assess, Core Sample & Repair as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Substrate and potential frame damage is noted on the outside corner wall below the roof diverter flashing. The inspector suggests consulting with a qualified waterproofing contractor to further assess the extent of damage, core sample the probe locations, then repair if needed. Please refer to photos #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.
E7	Corner Wall		None	A moisture probe was made at corner wall. No substrate was noted at this time, modify as needed.
E6 (red)	Corner Wall		None	A moisture probe was made at corner wall. No substrate was noted at this time, modify as needed.
E6 (orange)	Corner Wall	27%	Semi-Firm	A moisture probe was made at corner wall. An elevated moisture reading was noted with a semi-firm substrate.
E5	Corner Wall	29%	Semi-Firm	A moisture probe was made at corner wall. An elevated moisture reading was noted with a semi-firm substrate.



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Photo17.1



Scuppers have been sealed.

Photo17.2



Scuppers / Seal

Photo17.3



Scuppers / Seal

Photo17.4



Scuppers / Seal

Photo17.5



Scuppers / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Scuppers			The scupper sealants are aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #17.2, #17.3, #17.4 and #17.5 for more detail.



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Photo18.1



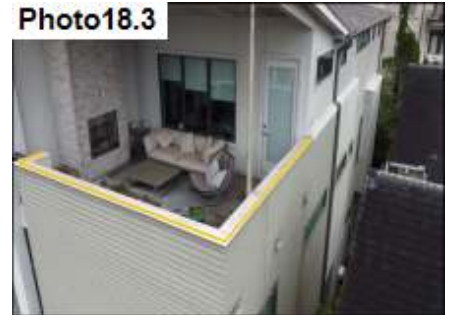
Metal cap has been sealed.

Photo18.2



Metal Cap / Seal

Photo18.3



Metal Cap / Seal

Photo18.4



Metal Cap / Seal

Photo18.5



Metal Cap / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Metal Cap			The metal cap sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3, #18.4 and #18.5 for more detail.



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Photo19.1



Homes exterior has been power washer/cleaned.

Photo19.2



Mildew Stains / Clean (Aesthetic Concern)

Photo19.3



Mildew Stains / Clean (Aesthetic Concern)

Photo19.4



Mildew Stains / Clean (Aesthetic Concern)

Photo19.5



Mildew Stains / Clean (Aesthetic Concern)

Photo19.6



Mildew Stains / Clean (Aesthetic Concern)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Circle	Stains			Mildew stains have been noted in this area. The inspector suggests to clean the areas as needed from an aesthetic concern only. Please refer to photos #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail.



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Photo20.1



Rust stains have been removed. A new AC pan was installed.

Photo20.2



Rust Stains / Clean and Paint as Needed

Photo20.3



Rust Stains / Clean and Paint as Needed

Photo20.4



Rust Stains / Clean and Paint as Needed

Photo20.5



Rust Stains / Clean and Paint as Needed

Photo20.6



Rust Stains / Clean and Paint as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circles	Stains			Rust stains from the HVAC overflow are noted in this area. This inspector suggests to clean this area with a wire brush and paint, as needed, from an aesthetic concern, but to also have a qualified HVAC contractor further assess the unit and drain pan causing the stain. Please refer to photos #20.2, #20.3, #20.4, #20.5 and #20.6 for more detail.



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Photo21.1



Roof diverter flashing and metal cap has been sealed.

Photo21.2



Roof Diverter Flashing and Metal Cap / Seal

Photo21.3



Roof Diverter Flashing and Metal Cap / Seal

Photo21.4



Roof Diverter Flashing and Metal Cap / Seal

Photo21.5



Roof Diverter Flashing and Metal Cap / Seal

Photo21.6

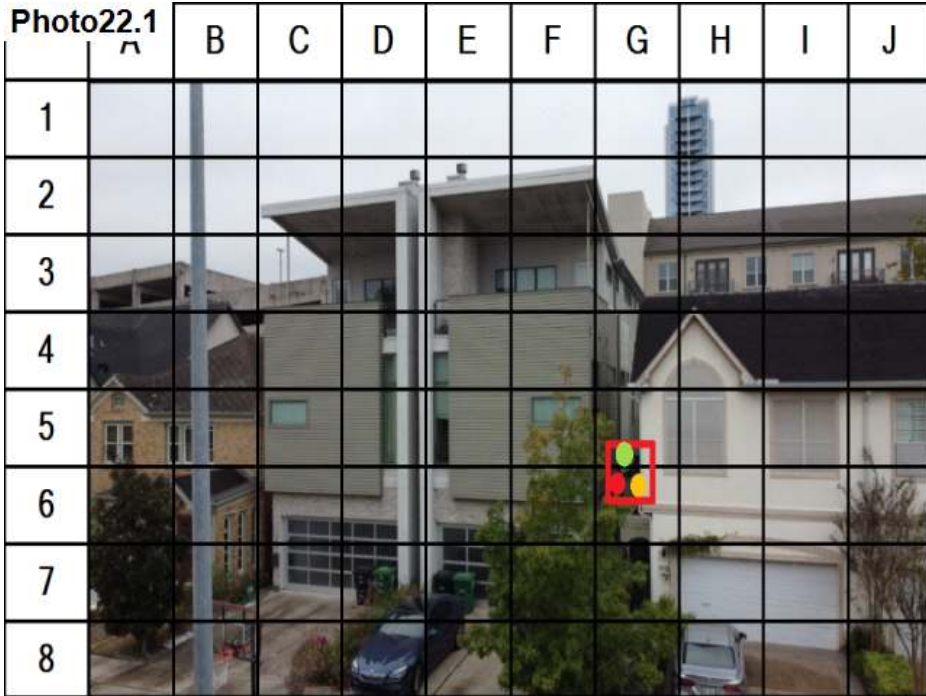


Roof Diverter Flashing and Metal Cap / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Circle	Flashing			The roof diverter flashing/metal cap sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.



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Damage substrate and framing was removed/replaced.



Substrate Damage / Assess, Repair & Modify as Needed



Substrate Damage / Assess, Repair & Modify as Needed



Substrate Damage / Assess, Repair & Modify as Needed



Substrate Damage / Assess, Repair & Modify as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom beam below improper kickout flashing. The inspector suggests to have a qualified waterproofing contractor further assess the extent of damage, repair and modify this area as needed in an effort to prevent moisture intrusion. Please refer to photos #22.2, #22.3, #22.4 and #22.5 for more detail.
G6 (red)	Bottom Wall		None	A moisture probe was made at bottom wall. No substrate was noted at this time, modify as needed.
G6 (orange)	Bottom Wall		None	A moisture probe was made at bottom wall. No substrate was noted at this time, modify as needed.
G5	Above Probe G6 (red)	18%	Firm	A moisture probe was taken above Probe G6 (red). The substrate was firm with no damage noted at this time.



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Photo23.1



Cement panels were re-fastened/secured.

Photo23.2



Cementitious Fiber Panel / Re-Fasten

Photo23.3



Cementitious Fiber Panel / Re-Fasten

Photo23.4



Cementitious Fiber Panel / Re-Fasten

Photo23.5



Cementitious Fiber Panel / Re-Fasten

Photo23.6



Cementitious Fiber Panel / Re-Fasten

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circle	Siding			The cementitious fiber panels are separated at this location. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten all panels to prevent moisture intrusion. Please refer to photos #23.2, #23.3, #23.4, #23.5 and #23.6 for more detail.



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Photo24.1



Photo24.2



Trim Termination / Seal

Photo24.3



Trim Termination / Seal

Trim terminations have been sealed.

Photo24.4



Trim Termination / Seal

Photo24.5



Trim Termination / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Line	Trim Termination			Trim termination sealants are separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area in an effort to prevent moisture intrusion. Please refer to photos #24.2, #24.3, #24.4 and #24.5 for more detail.



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Photo25.1



Door trim and Miter has been sealed.

Photo25.2



Door Trim and Miter Sealant / Seal

Photo25.3



Door Trim and Miter Sealant / Seal

Photo25.4



Door Trim and Miter Sealant / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrow	Doors			The door trim and miter sealants are aged at this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #25.2, #25.3 and #25.4 for more detail.



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Photo26.1



Penetrations have been sealed.

Photo26.2



Penetration Sealants / Seal

Photo26.3



Penetration Sealants / Seal

Photo26.4



Penetration Sealants / Seal

Photo26.5



Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged in this location. The inspector suggests to have a qualified waterproofing contractor seal this area in an effort to prevent moisture intrusion. Please refer to photos #26.2, #26.3, #26.4 and #26.5 for more detail.



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Photo27.1



Windows have been sealed.

Photo27.2



Window Sealants / Seal

Photo27.3



Window Sealants / Seal

Photo27.4



Window Sealants / Seal

Photo27.5



Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are aged. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #27.2, #27.3, #27.4 and #27.5 for more detail.



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No Relief / No Modification



No Relief / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Lines	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 #28.2 and #28.3 for more detail.
D7	Bottom Wall	14%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.
E7	Bottom Wall	16%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.
F7	Bottom Wall	18%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.
F6	Bottom Wall	17%	Firm	A moisture probe was made at bottom wall. The substrate was firm with no damage noted at this time.



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Photo29.1

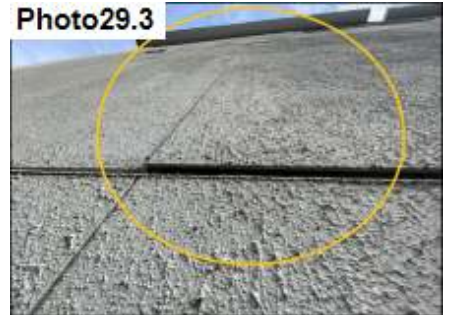


Photo29.2



Cementitious Fiber Panel / Re-Fasten

Photo29.3



Cementitious Fiber Panel / Re-Fasten

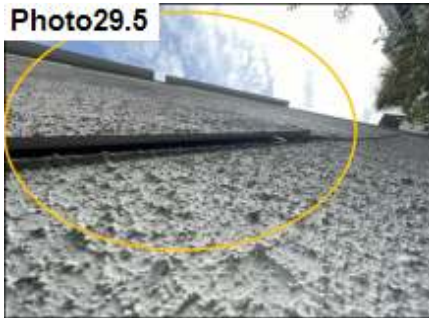
Cement panels were re-fastened/secured.

Photo29.4



Cementitious Fiber Panel / Re-Fasten

Photo29.5



Cementitious Fiber Panel / Re-Fasten

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circle	Siding			The cementitious fiber panels are separated at this location. The inspector suggests having a qualified waterproofing contractor further assess this area and re-fasten all panels to prevent moisture intrusion. Please refer to photos #29.2, #29.3, #29.4 and #29.5 for more detail.