



Lone Star Stucco, LLC

Moisture Assessment Report

Michelle Dang

4102 Roseland Street

Houston, TX 77006



Lone Star Stucco, LLC 2111 Welch St, #A304 Houston, TX 77019
Inspector's Cell: (936) 661-6612 (preferred text) Office: (936) 228-2268
Email: angelalonestarstucco@gmail.com



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Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Client Name	Michelle Dang	Type of Inspection	Invasive
Property Address	4102 Roseland Street	Date of Inspection	01/11/2024
City, State, ZIP	Houston, TX 77006	Temperature	74 Degrees
Phone and Email	(281) 222-9922 / maichelle@gmail.com	Weather	Clear
Square Footage (estimated)	2427 SqFt	Last Rain	3 Days
Approximate Age of Property	2011	In Attendance	Tenants / Inspector
Stories	3	Inspector	Marcus McCracken
Type of Exterior	Traditional Hardcoat Stucco / Manufactured Stone Veneer		
Substrate	Wood		
Windows	Vinyl / 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
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	
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			
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			Cracks / Seal, Paint or Repair
Exterior Evidence of Pest Infestation		X		
Control Joints Noted On System	X			Control Joints Present



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Summary Page

- Lone Star Stucco, LLC recommends consulting with a qualified waterproofing contractor to touch up or seal all doors, windows and penetrations as needed in an effort to avoid moisture intrusion.
- Black plastic has been noted in this area. This is when the substrate has been sealed with plastic, which creates a reservoir to hold moisture. The inspector suggests to consult with a qualified waterproofing contractor to cut the plastic in an effort to prevent the substrate from rotting. Please refer to photo #4.1 for more detail.
- Manufactured stone veneer (MSV) 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 #5.2, #5.3, #5.4, #5.5 and #5.6 for more detail.
- Mildew and run-off stains have been noted in these areas. The inspector suggests to clean the area as needed from an aesthetic concern only. Please refer to photos #6.2, #6.3, #6.4 and #6.5 for more detail.
- The door trim and miter sealants are aged or separated at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.
- The penetration sealants are aged 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 #8.2, #8.3, #8.4, #8.5 and #8.6 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 #9.2, #9.3, #9.4, #9.5 and #9.6 for more detail.
- The kickout flashing 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 #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.



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- Efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating or paint deterioration. The inspector suggests to consult with a qualified stucco contractor to treat then paint this area Please refer to photos #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.
- The balcony flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.2, #12.3, #12.4 and #12.5 for more detail.
- Although the bottom of the balcony 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 #13.2, #13.3, #13.4 and #13.5 for more detail.
- The kickout flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #14.2, #14.3 and #14.4 for more detail.
- Cracks are noted at this location. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.
- The door trim and miter sealants are aged or separated 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 #16.2, #16.3 and #16.4 for more detail.
- The penetration sealants are aged, separated or missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #17.2, #17.3, #17.4 and #17.5 for more detail.



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- The manufactured stone veneer (MSV) mortar at these locations has deteriorated. The inspector suggests consulting with a qualified mason contractor to further assess and re-point as needed in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3, #18.4, #18.5 and #18.6 for more detail.
- Efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating or paint deterioration. The inspector suggests to consult with a qualified stucco contractor to treat then paint this area Please refer to photos #19.2, #19.3, #19.4 and #19.5 for more detail.
- The casing bead is broken with rust in this location. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. Please refer to photos #20.2, #20.3 and #20.4 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 #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.
- The bottom of the bump out wall relief is obstructed, with semi-firm substrate and elevated moisture noted. The inspector suggests having a qualified waterproofing contractor further assess and clean out to allow for proper evacuation of moisture from the system. Please refer to photos #23.2, #23.3 and #23.4 for more detail.
- Control joint cracks are noted at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these control joint cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #24.2, #24.3, #24.4, #24.5 and #24.6 for more detail.
- The kickout flashing 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 #26.2, #26.3 #26.4, #26.5 and #26.6 for more detail.
- 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 #27.2, #27.3, #27.4, #27.5 and #27.6 for more detail.



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- The door trim and miter sealants are aged or separated 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 #28.2, #28.3 and #28.4 for more detail.
- The penetration sealants are aged, separated or missing in these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #29.2, #29.3, #29.4, #29.5 and #29.6 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 #30.2, #30.3, #30.4, #30.5 and #30.6 for more detail.
- Cracks are noted at this location. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #31.2, #31.3, #31.4 and #31.5 for more detail.
- The kickout flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #32.2, #32.3, #32.4 and #32.5 for more detail.
- You have several areas that are showing signs of elevated moisture. 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.



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Summary Page

- **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,

Inspected By:
Marcus McCracken
Exterior Design Institute
EDI# TX-206
Expiration: 12/31/23

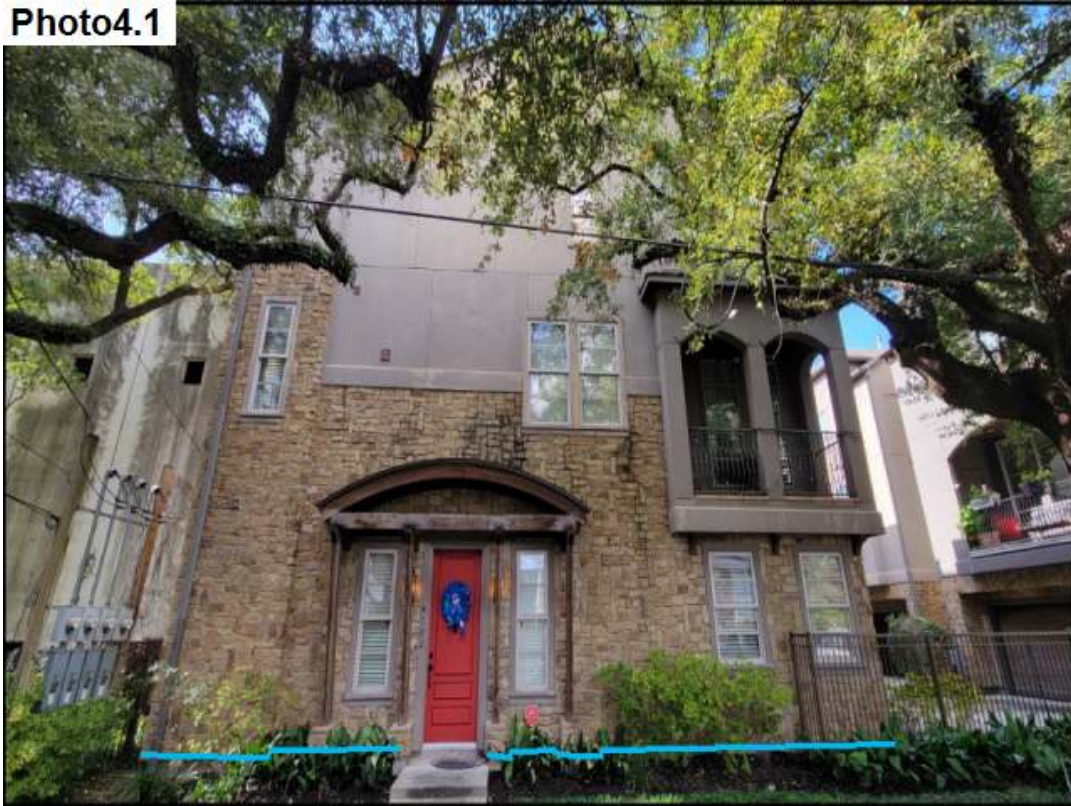
Reviewed By:
James "Gregg" Morgan
2111 Welch St, A304
Houston, TX 77019

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



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Lines	Black Plastic			Black plastic has been noted in this area. This is when the substrate has been sealed with plastic, which creates a reservoir to hold moisture. The inspector suggests to consult with a qualified waterproofing contractor to cut the plastic in an effort to prevent the substrate from rotting. Please refer to photo #4.1 for more detail.



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Photo5.1

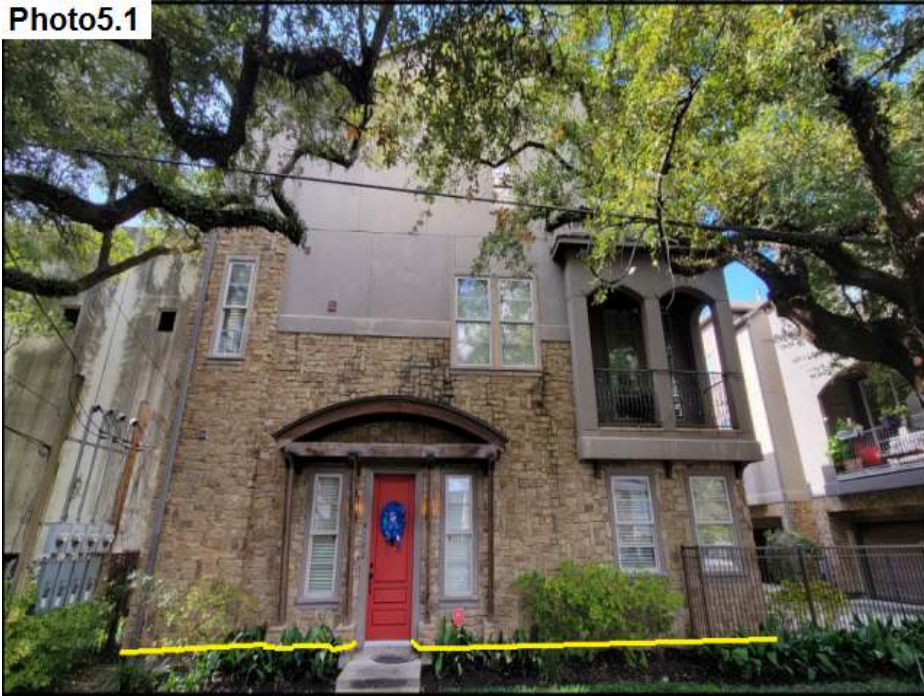


Photo5.2



Proper Grade Termination with Weep Screed / Positive Detail

Photo5.3



Proper Grade Termination with Weep Screed / Positive Detail

Photo5.4



Proper Grade Termination with Weep Screed / Positive Detail

Photo5.5



Proper Grade Termination with Weep Screed / Positive Detail

Photo5.6



Proper Grade Termination with Weep Screed / Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Lines	Grade Termination			Manufactured stone veneer (MSV) 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 #5.2, #5.3, #5.4, #5.5 and #5.6 for more detail.



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Photo6.1



Photo6.2



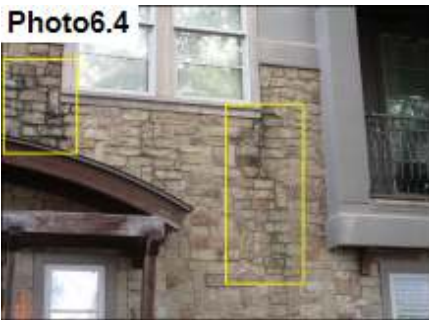
Mildew & Run-off Stains / Clean (Aesthetic)

Photo6.3



Mildew & Run-off Stains / Clean (Aesthetic)

Photo6.4



Mildew & Run-off Stains / Clean (Aesthetic)

Photo6.5



Mildew & Run-off Stains / Clean (Aesthetic)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Boxes	Mildew & Run-off Stains			Mildew and run-off stains have been noted in these areas. The inspector suggests to clean the area as needed from an aesthetic concern only. Please refer to photos #6.2, #6.3, #6.4 and #6.5 for more detail.



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Photo7.1



Photo7.2



Door Sealants / Seal

Photo7.3



Door Sealants / Seal

Photo7.4



Door Sealants / Seal

Photo7.5



Door Sealants / Seal

Photo7.6



Door Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Doors			The door trim and miter sealants are aged or separated at these locations. The inspector suggests to have a qualified waterproofing contractor seal these areas with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.2, #7.3, #7.4, #7.5 and #7.6 for more detail.



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Photo8.1



Photo8.2



Penetration Sealants / Seal

Photo8.3



Penetration Sealants / Seal

Photo8.4



Penetration Sealants / Seal

Photo8.5



Penetration Sealants / Seal

Photo8.6

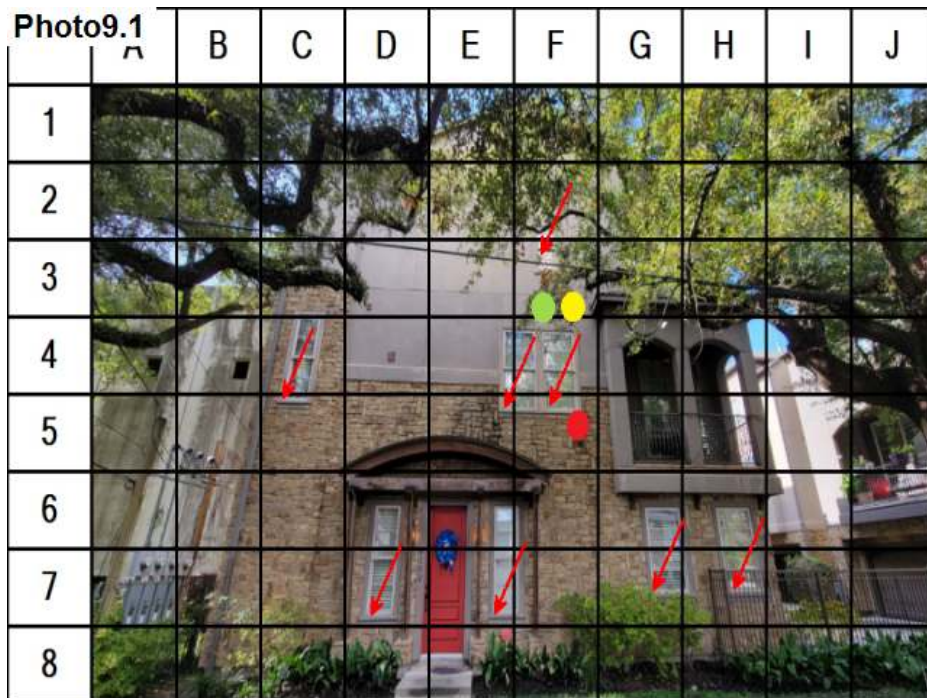


Penetration Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetrations			The penetration sealants are aged 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 #8.2, #8.3, #8.4, #8.5 and #8.6 for more detail.



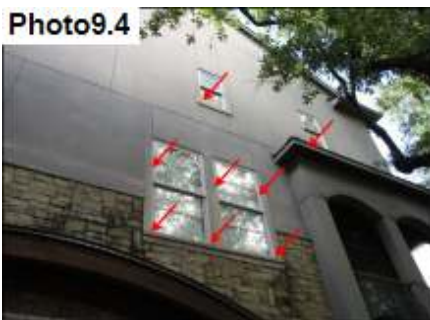
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Window Sealants / Seal



Window Sealants / Seal



Window Sealants / Seal



Window Sealants / Seal

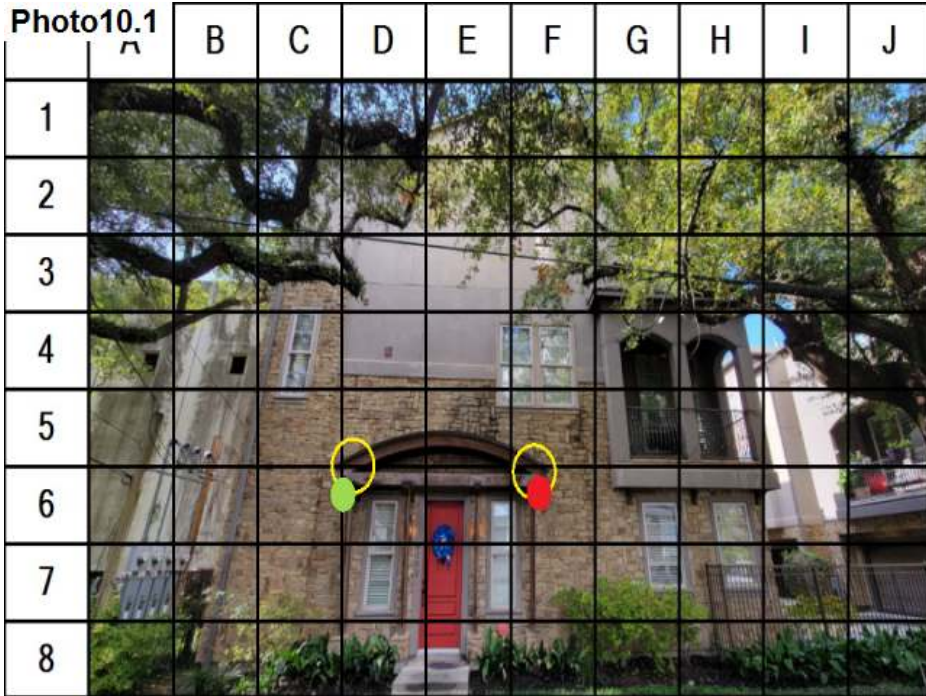


Window Sealants / Seal

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 #9.2, #9.3, #9.4, #9.5 and #9.6 for more detail.
F5	Window Lower Right	24%	Semi-Firm	A moisture probe was taken at the window lower right. An elevated moisture reading was noted with a semi-firm substrate.
F3 Green	Window Header	17%	Firm	A moisture probe was taken at window header below the window lower left. The substrate was firm with no damage noted at this time.
F3 Yellow	Window Header	16%	Firm	A moisture probe was taken at window header below the window lower right. The substrate was firm with no damage noted at this time.



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Kickout Flashing / Seal



Kickout Flashing / Seal



Kickout Flashing / Seal



Kickout Flashing / Seal



Kickout Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Circles	Kickout			The kickout flashing 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 #10.2, #10.3, #10.4, #10.5 and #10.6 for more detail.
D6	Below Kickout Flashing	17%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
F6	Below Kickout Flashing	21%	Firm	A moisture probe was taken below the kickout flashing. An elevated moisture reading was noted with a firm substrate.



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Photo11.1



Photo11.2



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo11.3



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo11.4



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo11.5



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo11.6

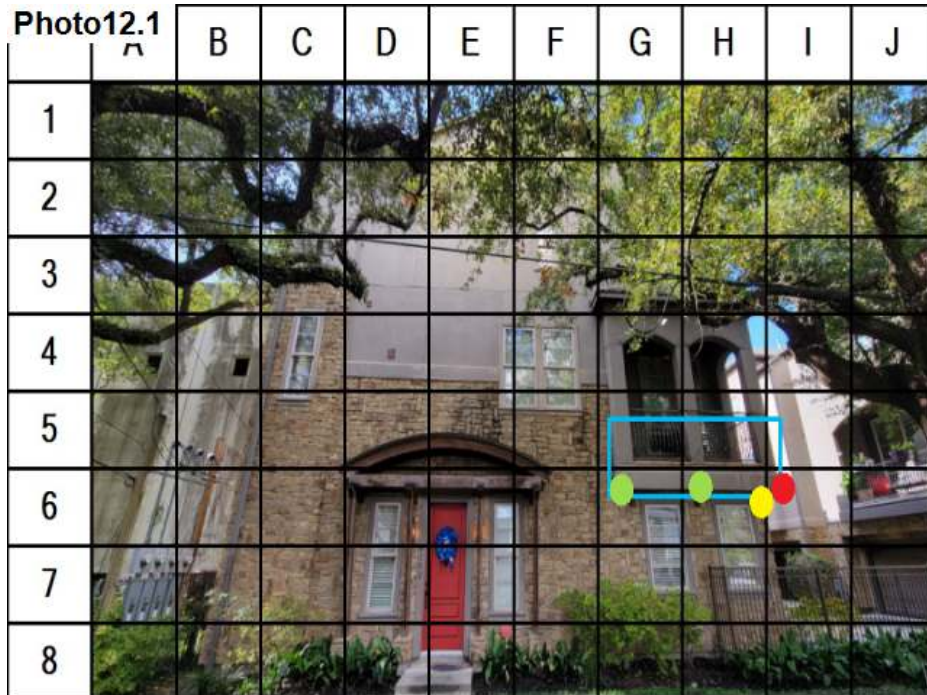


Efflorescence and Deteriorated Paint / Clean & Repaint

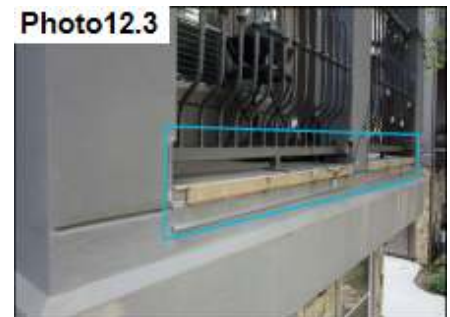
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circles	Efflorescence			Efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating or paint deterioration. The inspector suggests to consult with a qualified stucco contractor to treat then paint this area Please refer to photos #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



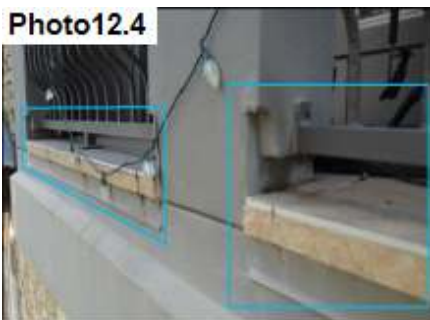
Lone Star Stucco, LLC



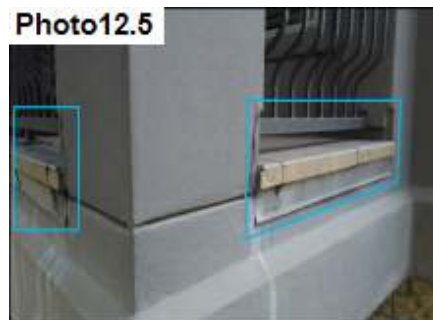
Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal



Balcony Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Balcony Flashing			The balcony flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.2, #12.3, #12.4 and #12.5 for more detail.
G6	Bottom Balcony	16%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
H6 Green	Bottom Balcony	18%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time
I6	Bottom Balcony	19%	Firm	A moisture probe was taken at the bottom of the balcony. An elevated moisture reading was noted with a firm substrate.
H6 Yellow	Bottom Balcony	18%	Firm	A moisture probe was taken at the bottom of the balcony. The substrate was firm with no damage noted at this time

"Your Local Moisture & Mold Consultant Specialist"



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Photo13.1



Photo13.2



No Relief / No Modification

Photo13.3



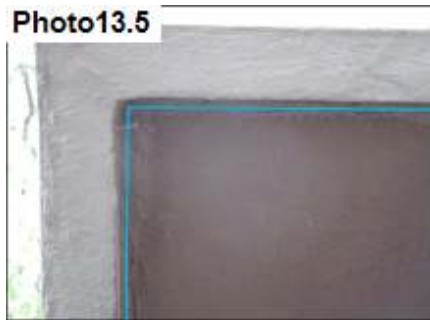
No Relief / No Modification

Photo13.4



No Relief / No Modification

Photo13.5



No Relief / No Modification

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			Although the bottom of the balcony 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 #13.2, #13.3, #13.4 and #13.5 for more detail.



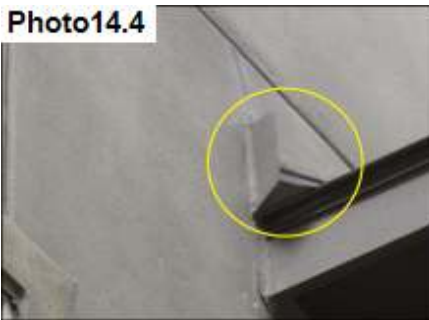
Lone Star Stucco, LLC



Kickout Flashing / Seal



Kickout Flashing / Seal



Kickout Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Circle	Kickout			The kickout flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #14.2, #14.3 and #14.4 for more detail.
G7	Below Kickout Flashing	16%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
G4	Below Kickout Flashing	22%	Semi-Firm	A moisture probe was taken below the kickout flashing. An elevated moisture reading was noted with a semi-firm substrate.
F4	Below Kickout Flashing	19%	Firm	A moisture probe was taken below the kickout flashing. An elevated moisture reading was noted with a firm substrate.



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Photo15.1



Photo15.2



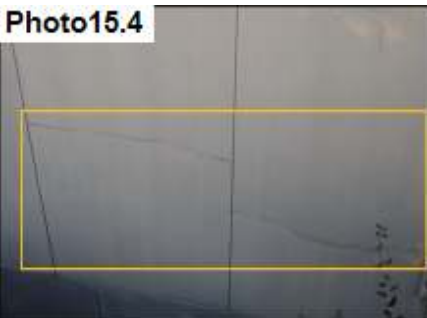
Crack Noted / Seal, Paint or Repair as Needed

Photo15.3



Crack Noted / Seal, Paint or Repair as Needed

Photo15.4



Crack Noted / Seal, Paint or Repair as Needed

Photo15.5



Crack Noted / Seal, Paint or Repair as Needed

Photo15.6



Crack Noted / Seal, Paint or Repair as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Box	Cracks			Cracks are noted at this location. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #15.2, #15.3, #15.4, #15.5 and #15.6 for more detail.



Lone Star Stucco, LLC

Photo16.1

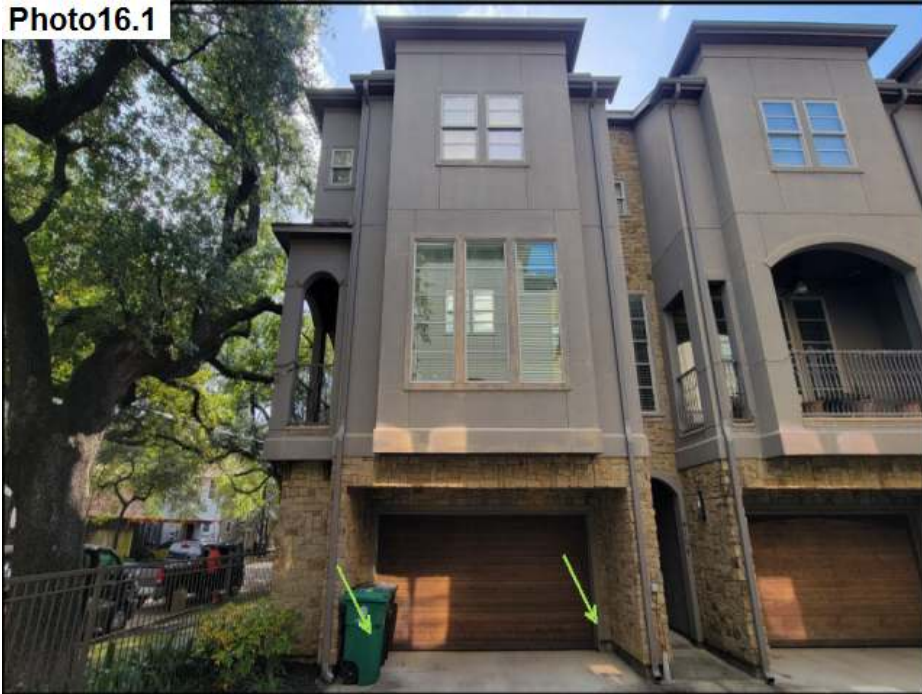


Photo16.2



Door Sealants / Seal

Photo16.3



Door Sealants / Seal

Photo16.4



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 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 #16.2, #16.3 and #16.4 for more detail.



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Photo17.1

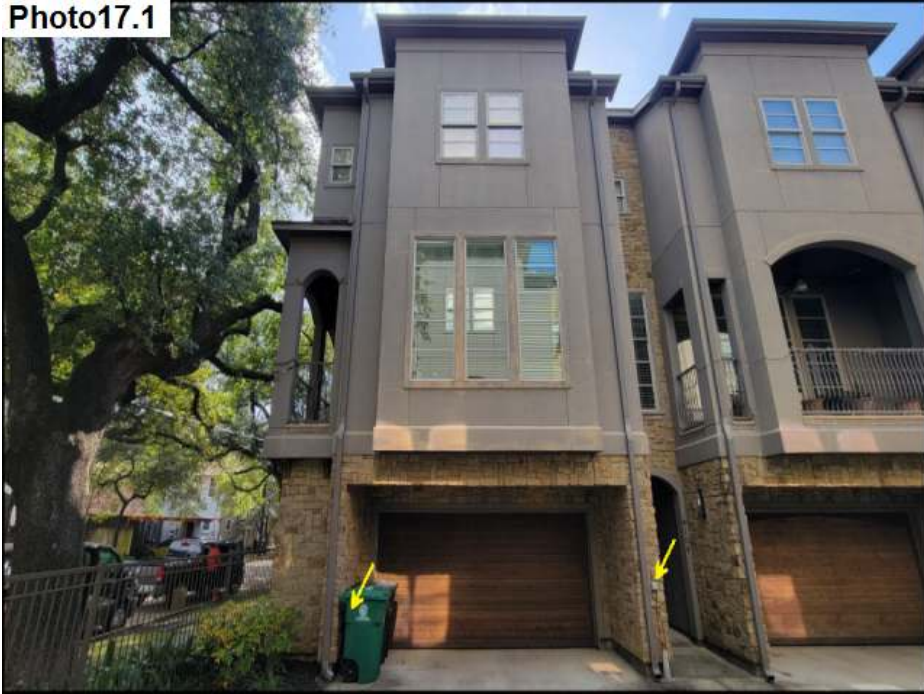


Photo17.2



Penetration Sealants / Seal

Photo17.3



Penetration Sealants / Seal

Photo17.4



Penetration Sealants / Seal

Photo17.5

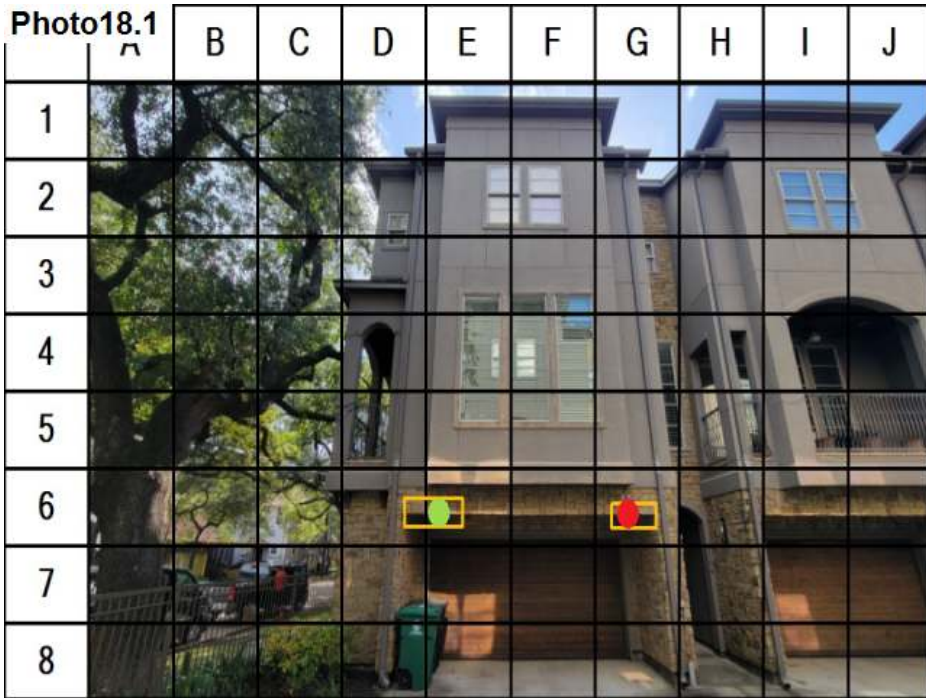


Penetration Sealants / Seal

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 #17.2, #17.3, #17.4 and #17.5 for more detail.



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Deteriorated Mortar / Re-point



Deteriorated Mortar / Re-point



Deteriorated Mortar / Re-point



Deteriorated Mortar / Re-point



Deteriorated Mortar / Re-point

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Deteriorated Mortar			The manufactured stone veneer (MSV) mortar at these locations has deteriorated. The inspector suggests consulting with a qualified mason contractor to further assess and re-point as needed in an effort to prevent moisture intrusion. Please refer to photos #18.2, #18.3, #18.4, #18.5 and #18.6 for more detail.
E6	Bottom Beam	18%	Firm	A moisture probe was taken at bottom beam. The substrate was firm with no damage noted at this time.
G6	Bottom Beam	21%	Firm	A moisture probe was taken at bottom beam. An elevated moisture reading was noted with a firm substrate.



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Photo19.1



Photo19.2



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo19.3



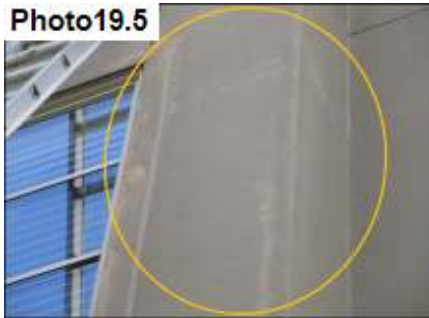
Efflorescence and Deteriorated Paint / Clean & Repaint

Photo19.4



Efflorescence and Deteriorated Paint / Clean & Repaint

Photo19.5



Efflorescence and Deteriorated Paint / Clean & Repaint

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Circle	Efflorescence			Efflorescence has been noted in this area of the home. This is when a naturally occurring salt migrates to the surface of the system causing a coating or paint deterioration. The inspector suggests to consult with a qualified stucco contractor to treat then paint this area. Please refer to photos #19.2, #19.3, #19.4 and #19.5 for more detail.



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Photo20.1

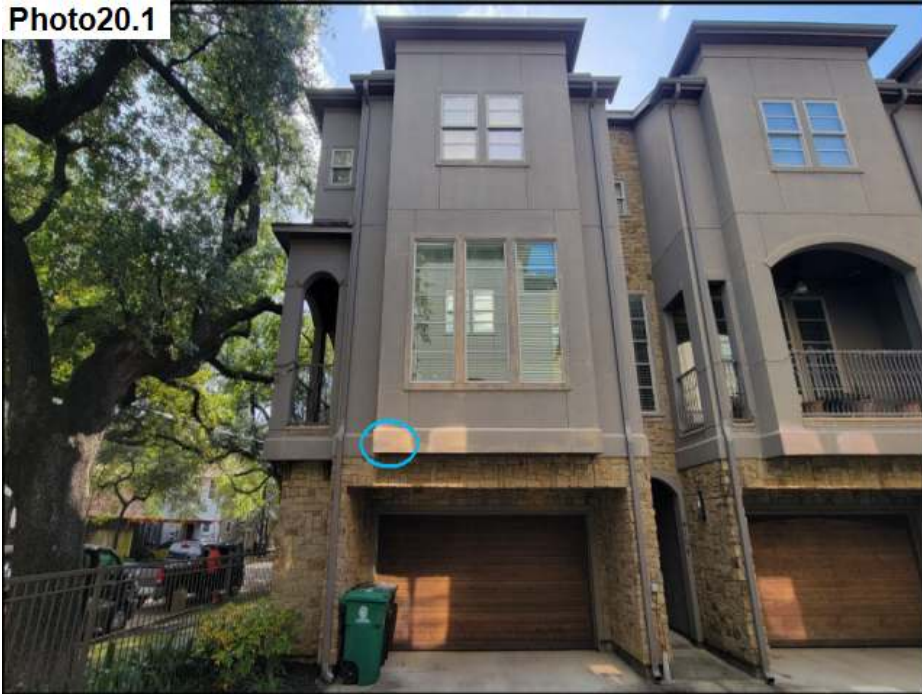


Photo20.2



Broken & Rusted Casing Bead / Repair

Photo20.3



Broken & Rusted Casing Bead / Repair

Photo20.4



Broken & Rusted Casing Bead / Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Circle	Broken & Rusted Casing Bead			The casing bead is broken with rust in this location. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. Please refer to photos #20.2, #20.3 and #20.4 for more detail.



Lone Star Stucco, LLC

Photo21.1



Photo21.2



Window Sealants / Seal

Photo21.3



Window Sealants / Seal

Photo21.4



Window Sealants / Seal

Photo21.5



Window Sealants / Seal

Photo21.6

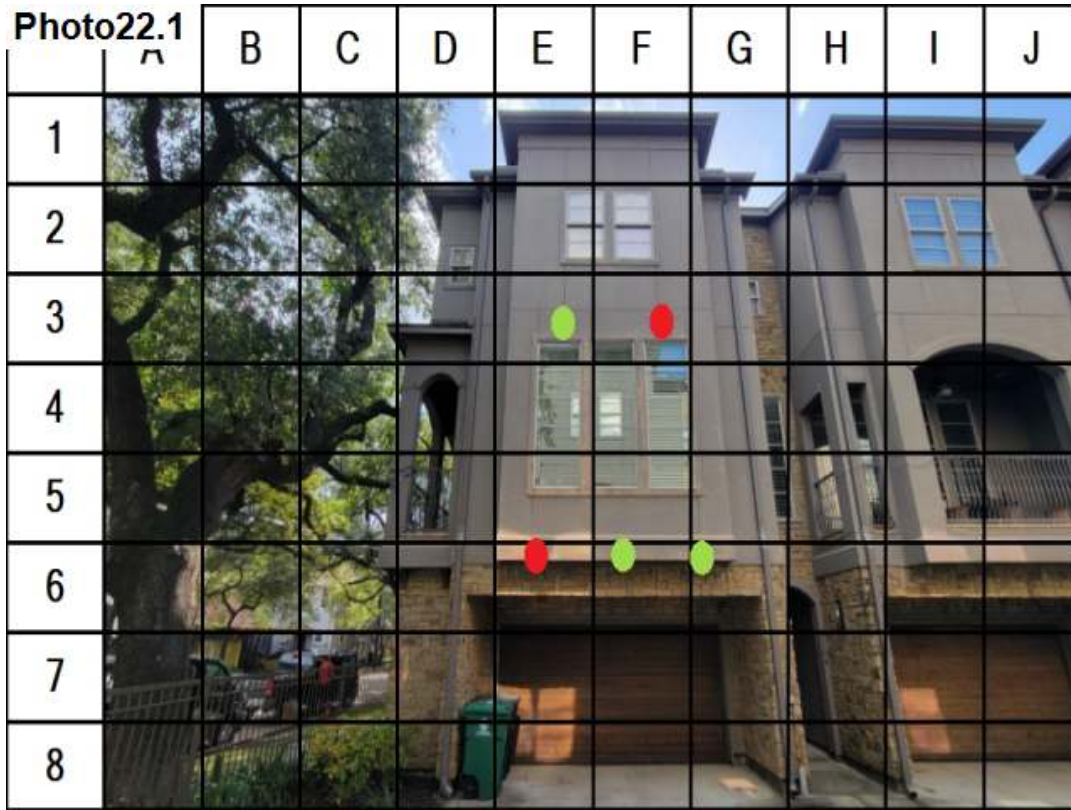


Window Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Windows			The window sealants are aged or separated. The inspector suggests to have a qualified waterproofing contractor further assess and seal these areas with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #21.2, #21.3, #21.4, #21.5 and #21.6 for more detail.



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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E6	Bottom Bumpout Wall	22%	Semi-Firm	A moisture probe was taken at bottom bumpout wall below the bank of windows. An elevated moisture reading was noted with a semi-firm substrate.
F6	Bottom Bumpout Wall	12%	Firm	A moisture probe was taken at bottom bumpout wall below the bank of windows. The substrate was firm with no damage noted at this time.
G6	Bottom Bumpout Wall	12%	Firm	A moisture probe was taken at bottom bumpout wall below the bank of windows. The substrate was firm with no damage noted at this time.
E3	Window Header	16%	Firm	A moisture probe was taken at window header below the window lower left. The substrate was firm with no damage noted at this time.
F3	Window Header	19%	Firm	A moisture probe was taken at window header below the window lower right. An elevated moisture reading was noted with a firm substrate.



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Photo23.1

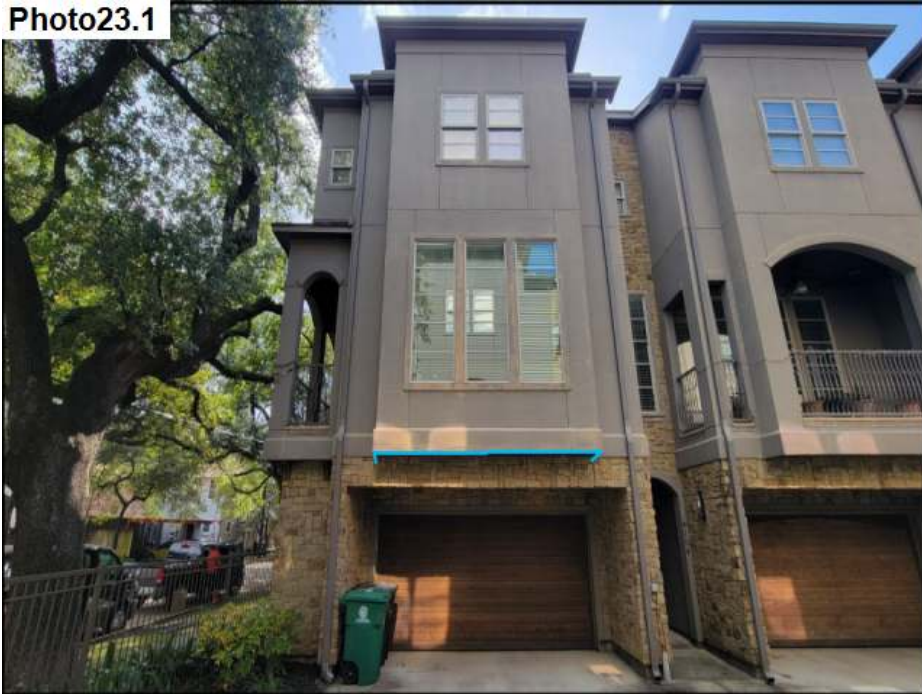


Photo23.2



Relief / Assess and Clean Out

Photo23.3



Relief / Assess and Clean Out

Photo23.4



Relief / Assess and Clean Out

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Line	Relief			The bottom of the bump out wall relief is obstructed, with semi-firm substrate and elevated moisture noted. The inspector suggests having a qualified waterproofing contractor further assess and clean out to allow for proper evacuation of moisture from the system. Please refer to photos #23.2, #23.3 and #23.4 for more detail.



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Photo24.1

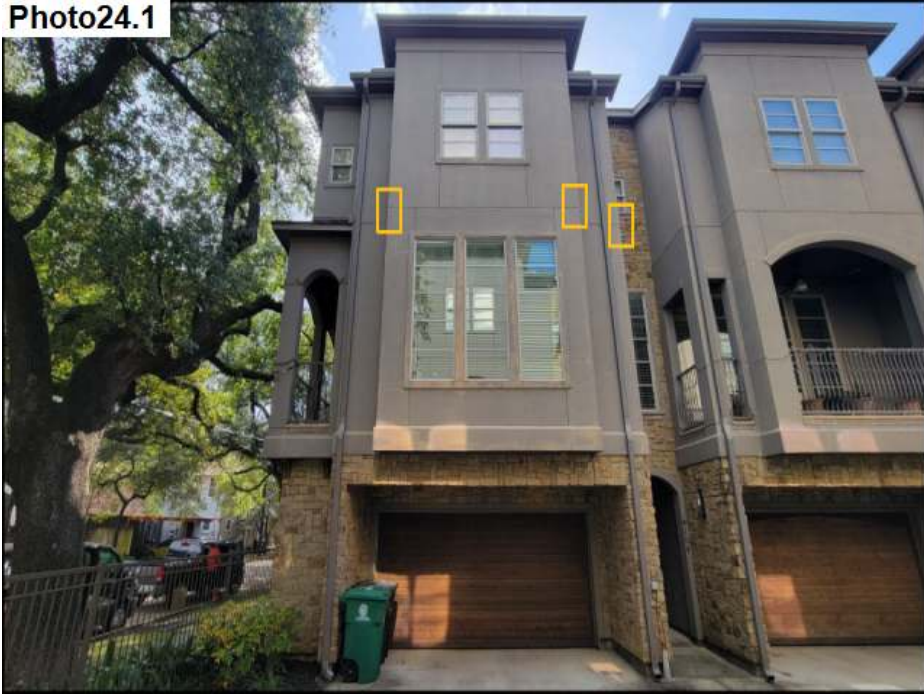
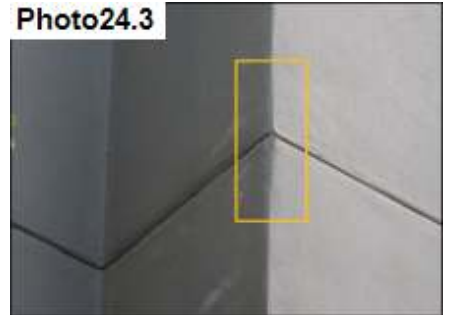


Photo24.2



Control Joint Cracks / Repair

Photo24.3



Control Joint Cracks / Repair

Photo24.4



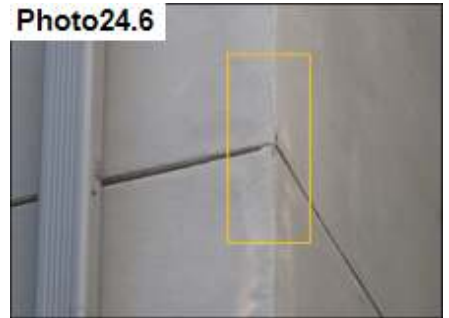
Control Joint Cracks / Repair

Photo24.5



Control Joint Cracks / Repair

Photo24.6

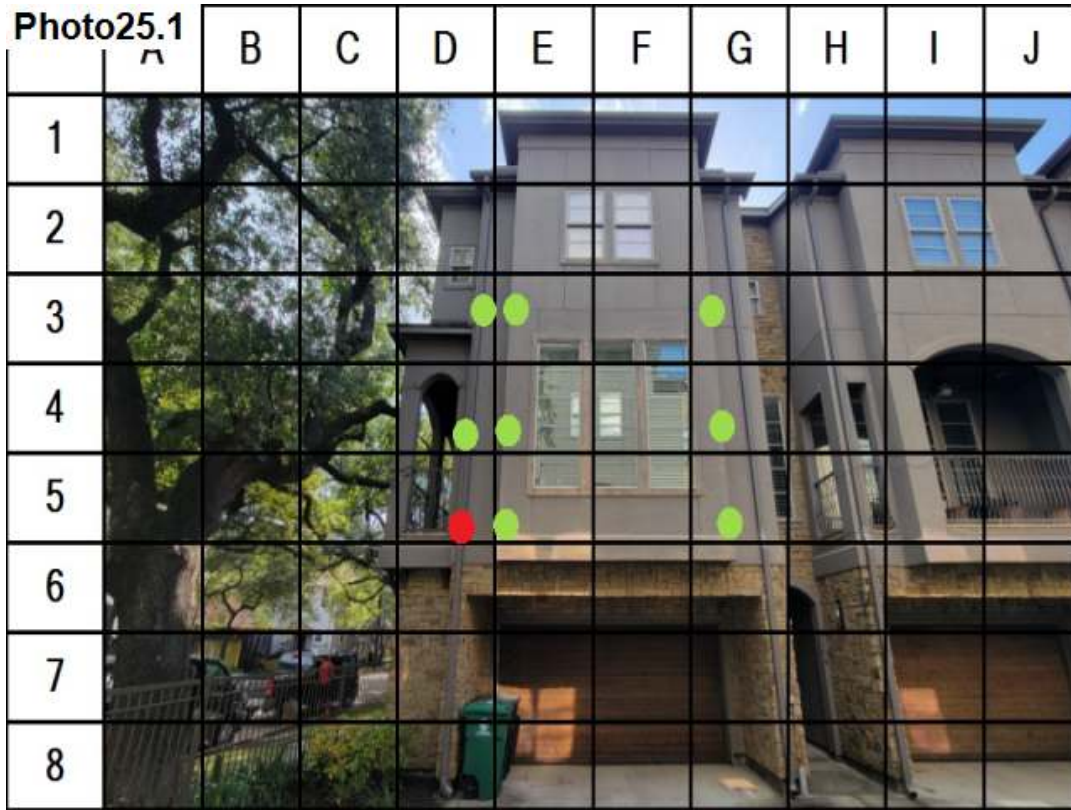


Control Joint Cracks / Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Control Joint Cracks			Control joint cracks are noted at these locations. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these control joint cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #24.2, #24.3, #24.4, #24.5 and #24.6 for more detail.



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Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
D5	Below Kickout Flashing	20%	Firm	A moisture probe was taken below the kickout flashing. An elevated moisture reading was noted with a firm substrate.
D4	Below Kickout Flashing	18%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
D3	Below Kickout Flashing	18%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
E5	Below Kickout Flashing	16%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
E4	Below Kickout Flashing	17%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
E3	Below Kickout Flashing	17%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
G5	Below Kickout Flashing	12%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
G4	Below Kickout Flashing	14%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.
G3	Below Kickout Flashing	16%	Firm	A moisture probe was taken below the kickout flashing. The substrate was firm with no damage noted at this time.



Lone Star Stucco, LLC

Photo26.1



Photo26.2



Kickout Flashing / Seal

Photo26.3



Kickout Flashing / Seal

Photo26.4



Kickout Flashing / Seal

Photo26.5



Kickout Flashing / Seal

Photo26.6



Kickout Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Circles	Kickout			The kickout flashing 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 #26.2, #26.3 #26.4, #26.5 and #26.6 for more detail.



Lone Star Stucco, LLC

Photo27.1



Photo27.2



Proper Grade Termination with Weep Screed / Positive Detail

Photo27.3



Proper Grade Termination with Weep Screed / Positive Detail

Photo27.4



Proper Grade Termination with Weep Screed / Positive Detail

Photo27.5



Proper Grade Termination with Weep Screed / Positive Detail

Photo27.6



Proper Grade Termination with Weep Screed / Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Line	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 #27.2, #27.3, #27.4, #27.5 and #27.6 for more detail.



Lone Star Stucco, LLC

Photo28.1



Photo28.2



Door Sealants / Seal

Photo28.3



Door Sealants / Seal

Photo28.4



Door Sealants / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrow	Doors			The door trim and miter sealants are aged or separated 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 #28.2, #28.3 and #28.4 for more detail.



Lone Star Stucco, LLC

Photo29.1



Photo29.2



Penetration Sealants / Seal

Photo29.3



Penetration Sealants / Seal

Photo29.4



Penetration Sealants / Seal

Photo29.5



Penetration Sealants / Seal

Photo29.6

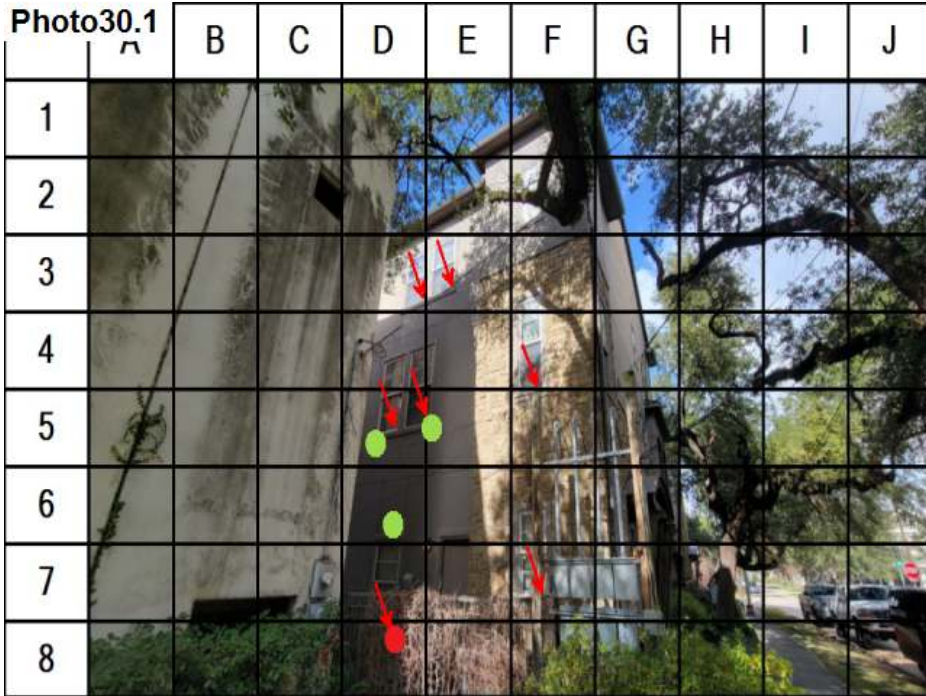


Penetration Sealants / Seal

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 #29.2, #29.3, #29.4, #29.5 and #29.6 for more detail.



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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 #30.2, #30.3, #30.4, #30.5 and #30.6 for more detail.
D8	Window Lower Right	22%	Firm	A moisture probe was taken at the window lower right. An elevated moisture reading was noted with a firm substrate.
D6	Window Header	18%	Firm	A moisture probe was taken at window header below the bank of windows. The substrate was firm with no damage noted at this time.
D5	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.
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.



Lone Star Stucco, LLC

Photo31.1



Photo31.2



Crack Noted / Seal, Paint or Repair as Needed

Photo31.3



Crack Noted / Seal, Paint or Repair as Needed

Photo31.4



Crack Noted / Seal, Paint or Repair as Needed

Photo31.5



Crack Noted / Seal, Paint or Repair as Needed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Box	Cracks			Cracks are noted at this location. The inspector suggests to have a qualified waterproofing contractor further assess and properly seal, paint or repair these cracks to prevent moisture intrusion. All cracking was not necessarily identified in this report. Please refer to photos #31.2, #31.3, #31.4 and #31.5 for more detail.



Lone Star Stucco, LLC

Photo32.1



Photo32.2



Kickout Flashing / Seal

Photo32.3



Kickout Flashing / Seal

Photo32.4



Kickout Flashing / Seal

Photo32.5



Kickout Flashing / Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Circle	Kickout			The kickout flashing sealants are aged or separated at this location. The inspector suggests to have a qualified waterproofing contractor further assess and seal this area with a low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #32.2, #32.3, #32.4 and #32.5 for more detail.