

STUCCO MOISTURE TESTING REPORT



Stucco Scope

Gonzales, LA

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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 system by looking for visible installation flaws, inadequate water diversion and sealant failures and conduct random moisture readings using electronic moisture reading 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 best to modify your home to address any moisture problems that may be indicated by this inspection.

1.2 SCOPE OF INSPECTION: This is a basic, stucco inspection limited to the following:

- ✓ A visual examination of the condition of the stucco, exterior sealants, flashing, windows, doors, roof-to-stucco transitions, parapets, gutters, deck-to-building connections, stucco terminations and any penetrations through the stucco.
- ✓ Conducting of random electronic moisture readings of the building envelope.
- ✓ Preparing a report of our observations of potential problem areas and recording any high readings found.
- ✓ 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 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.

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.

PROJECT INFORMATION

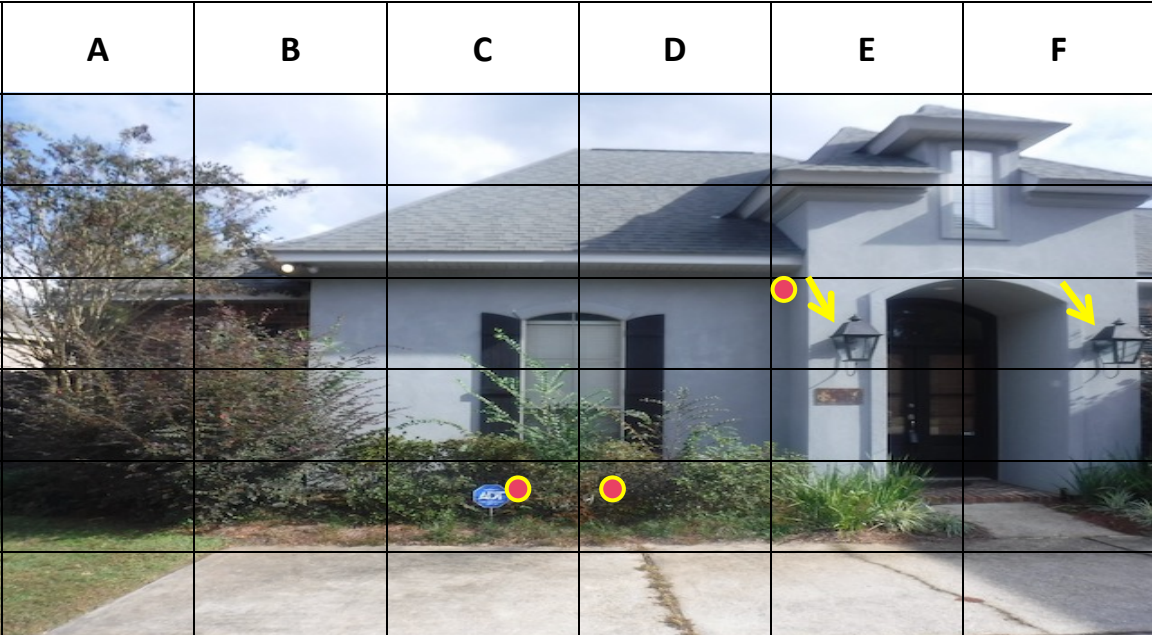
OWNER/BUYER INFORMATION	
Name	---
Address	---
City / State / ZIP	---
Phone / Email	---
Realtor	---
Phone / Email	---

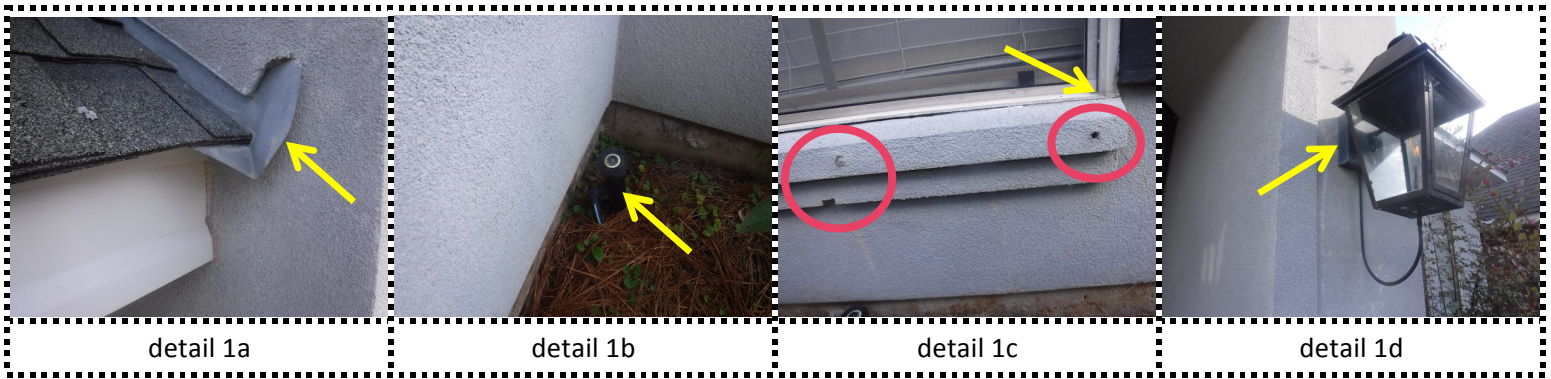
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Stucco	Traditional Hard Coat	Date of Inspection	11/6/20
Substrate	Plywood	Inspector	Jessi Savoie / Chris Savoie
Age	16 years	Present at Inspection	Buyer / Agent
Square Footage	N/A	Temperature	80 degrees
Stories	1	Weather Conditions	Sunny
Type of Windows	Aluminum – Fixed/Single-hung	Last Rain	> 2 days

EQUIPMENT INFORMATION					
	Device	Test Range			Setting
		Low	Medium	High	
A	Tramex Exterior Wet Wall Detector	10 - 20	21 - 50	51 - 100	N/A
B	Delmhorst BD 2100 Probe Meter	< 15	16 - 25	26 - 40	1

IMPORTANT NOTE:

The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.

	A	B	C	D	E	F
1						
2						
3						
4						
5						
6						



Grid Location	Elevation #1	Moisture Reading
E3	Area where moisture probe was made under kickout flashing. Kickout flashings and fascia terminations lack proper sealants. Recommend properly sealing all kickout flashings and all fascia terminations. (detail 1a)	16% Firm
Note	Sprinkler system positioned close to stucco walls was observed. Ensure all sprinkler heads are far enough away from, and are facing away from stucco system. (detail 1b)	
C5	Area where moisture probe was made under window lower left. Foam trim band is pulling away from window and rusted metal fasteners are backing out of band due to moisture intrusion. Recommend further evaluation and repair as needed. (detail 1c)	40% Firm
D5	Area where moisture probe was made under window lower right. Windows lack proper sealants. Recommend sealing all window perimeters and miter joints.	31% Firm
E3 & F3	Exterior light fixtures lack proper sealant. Recommend having all exterior light fixtures, utility penetrations, and any other penetrations through the stucco system properly sealed. (detail 1d)	

	A	B	C	D	E	F
1						
2						
3						
4						
5						
6						



Grid Location	Elevation #2	Moisture Reading
B3	Area where moisture probe was made under kickout flashing. Recommend properly sealing all kickout flashings and all fascia terminations to help prevent moisture intrusion. (detail 2a)	9% Firm
C5	Area where moisture probe was made under window lower left. Moisture damage to the substrate is present. Repair is needed. Recommend having window perimeters and miter joints sealed upon completion of repairs.	40% Soft to None
C5	Area where moisture probe was made under window lower right. Moisture damage to the substrate is present. Repair is needed. (detail 2b)	40% Soft
C5	Area where moisture probe was made under window lower left. Moisture damage to the substrate is present. Repair is needed.	40% Soft to None
D5	Area where moisture probe was made under window lower left. Stucco cracking and backing out metal fastener was also observed. Moisture damage to the substrate is present. Repair is needed. (detail 2c)	35% Soft
D5	Area where moisture probe was made under window lower right. Moisture damage to the substrate is present. Repair is needed. (detail 2d)	37% Firm
E3-E5	Brick/stucco transitions lack proper sealants. Recommend sealing all transitions/terminations where stucco meets dissimilar materials. (detail 2e)	

SUMMARY OBSERVATIONS

Property Address: ---

When making stucco repairs, always consult with a qualified water-proofing and/or stucco repair contractor to ensure that quality work is performed based upon the stucco industry standards. It is also recommended when performing proper waterproofing procedures, that a qualified waterproofing contractor be consulted to perform these procedures.

***Refer to elevation photos for specific locations and moisture readings/substrate integrity**

(Firm=no moisture damage, Soft=possible moisture damage, or None=moisture damage)

- ➔ Medium to high moisture readings were observed under the windows during the course of this inspection, and the plywood substrate was soft to none in many areas. Moisture damage to the plywood substrate behind the stucco system is suspected in these areas. Repair is needed. Foam trim bands separating from the window frames, and rusted metal fasteners backing out of the foam trim bands, was also noted. It is recommended that all windows be properly sealed/waterproofed to help prevent moisture intrusion.
- ➔ Low moisture readings were observed under the kickout flashings, and the plywood substrate was firm in these areas. However, it is recommended that all kickout flashings and all fascia terminations be properly sealed to help prevent moisture intrusion.
- ➔ Brick/stucco transitions lack proper sealants. All stucco transitions/terminations should be properly sealed.
- ➔ Exterior light fixtures lack proper sealant. Recommend having all exterior light fixtures, utility penetrations, and any other penetrations through the stucco system properly sealed.
- ➔ A sprinkler system that is positioned close to the stucco walls in multiple areas, was observed during the course of this inspection. Ensure all sprinkler heads are far enough away from, and are facing away from the stucco system.
- ➔ Seal all window construction (including perimeters, miter joints and mullions, etc.) using a high quality professional sealant and press into joints to help prevent moisture intrusion and sealant separation. Clean all window frames and corners before installing sealants.
- ➔ Recommend consulting with a qualified stucco repair contractor for further evaluation of the stucco system and repair as needed.
- ➔ Recommend consulting with a qualified waterproofing contractor to seal/waterproof all windows to help prevent moisture intrusion.
- ➔ Great care should be exercised in choosing the appropriate sealant. Each sealant manufacturer has its recommendations about how their particular sealant should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the sealant and enhance its ability to protect your home. All sealant joints should be thoroughly cleaned before sealant is applied to ensure the effectiveness

and adherence of the sealant. Important Note: Check with your water proofing contractor about painting concerns on silicone verses polyurethane sealants.

- ➔ It is suggested that a follow-up inspection be completed in 6 to 8 months after all repairs are completed, to ensure that the moisture levels remain within an acceptable level and the 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 the stucco Industry Standards. A representative number of windows and various other areas that are prone to water intrusion were moisture tested by using the Delmhorst BD-2100 probe meter. The suggestions for corrections to prevent moisture intrusion 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 inspected or reported on.
- ➔ Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst DB-2100 probe meter. These moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the wood substrate behind the stucco system in the areas tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the wood substrate.

END OF SUMMARY OBSERVATIONS

Thank you again for choosing Stucco Scope,

Jessi Savoie

Jessi Savoie, CMA
Inspector/Stucco Scope
EDI #LA-35

