



© 2007 Residential Construction Co. 919-676-1171

SYNTHETIC STUCCO WATER INTRUSION REPORT

Client:

XXXX

Address:

XXXX

XXXX

Phone: xxxxxxxx

Age: 12

Fee: xxxxxxx

Size: 8000+ sq. ft.

Date: January 9, 2007

Agent: N/A

Stucco Water Intrusion Report



The exterior of the house was evaluated and tested using A Tramex, Wet Wall Detector, non intrusive moisture meter where applicable. The base of all EIFS penetrations were probed and tested using a Tramex deep probe moisture meter.

Moisture readings less than 11% are as dry as any exterior cladding material can be and are excellent.

Moisture readings between 11% and 19%: Moisture is present in the wall. Additional caulking at the specific areas should be sufficient.

Moisture readings between 20% and 29%: The source of the water intrusion should be identified. Appropriate corrective action should be taken to stop the entrance of water. In many cases a particular detail may be corrected, or additional caulking installed as a satisfactory corrective measure.

Moisture readings above 30%: This is the fiber saturation point for wood. The EIFs at these areas should be removed so the framing can be inspected for rot and decay. Any damaged areas should be repaired or replaced.

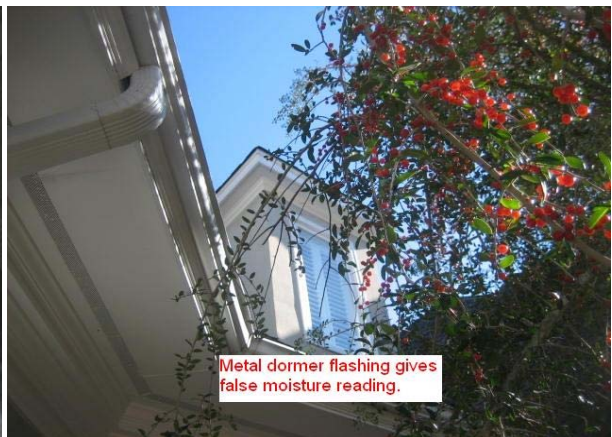
Foundation and Structure

1. The home is a wood frame, two story, with a basement on a concrete slab foundation.
2. There is a stucco chimney above the roof that is not EIFS; it is masonry.

Exterior

3. The exterior of the home is covered with synthetic stucco applied over an exterior Polystyrene substrate. This system is referred to as EIF's or Exterior Insulation Finish.
4. The bases of the stucco penetrations on the front of the house have the following moisture contents.







5. The bases of the stucco penetrations on the right side of the house have the following moisture contents.



6. The bases of the stucco penetrations on the rear of the house have the following moisture contents.



7. The bases of the stucco penetrations on the left side of the house have the following moisture contents.



8. The bases of the stucco penetrations on the garage have the following moisture contents.



9. The roof dormers have metal flashing under all their windows; this gives a false moisture reading. It is therefore impossible to check below the dormers, except for the front right dormer where the windows are higher up from the roofline.

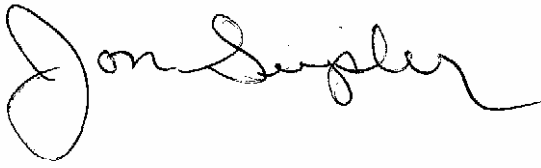
10. Kick out flashing was present at all applicable locations around the house, except where the roofline meets above the right side window on the front bay entrance way. The moisture reading there was 20%.

11. The overall exterior surface of the EIFS is in excellent condition. However, there are three bulges that need repair (see pictures for locations).

If you have any questions about this report or the house, please call me.

If you feel I did a good job for you, please tell the person who referred me to you and any friends that may be buying a home. If you feel my service is less than what you expected, please tell me.

Sincerely,

A handwritten signature in black ink that reads "Jon Supler". The signature is written in a cursive style with a large, looped initial "J".

Jon Supler

NC Home Inspectors License # 0048
ASHI Certified Member # 012014
NC general contractors license # 25738