

Inspection Report

Prepared exclusively for:

You

Stucco Street
Stuccoville, USA



Ellis Inspection Services, Inc.

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INSPECTION CONDITIONS

This is only a fictitious sample of some of our findings.

CLIENT & SITE INFORMATION:

FILE #: Sample Stucco.
TIME OF
INSPECTION: 9 am.
CLIENT NAME:
INSPECTION
SITE: Stucco Street.
INSPECTION
SITE CITY/STATE/
ZIP: Stuccoville.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL
CONDITIONS: Dry.
APPROXIMATE
OUTSIDE
TEMPERATURE
in F: 70-80.

BUILDING CHARACTERISTICS:

BUILDING TYPE: 1 family.
STORIES: 1
ESTIMATED
YEAR BUILT 1996.
APPROX.
SQUARE
FOOTAGE: 3200.

OTHER INFORMATION:

HOUSE
OCCUPIED? Yes.
PEOPLE
PRESENT: Homeowner.

Ellis Inspection Services 3
"We Speak House"

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PAYMENT INFORMATION:

PAID BY:

This is intended to be a legal and binding contract. Payment and or any use of the inspection report constitutes agreement of all conditions

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The written report is a compilation of items discovered **at the time of the inspection**. The report is not intended to be a warranty or guarantee of the **present or future** adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Moisture Equals Mold, if moisture is found, it is scientifically known that moisture and mold are inter-related. We do not have the experience to form an opinion if good or "bad" mold exists. Further evaluation should be sought.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

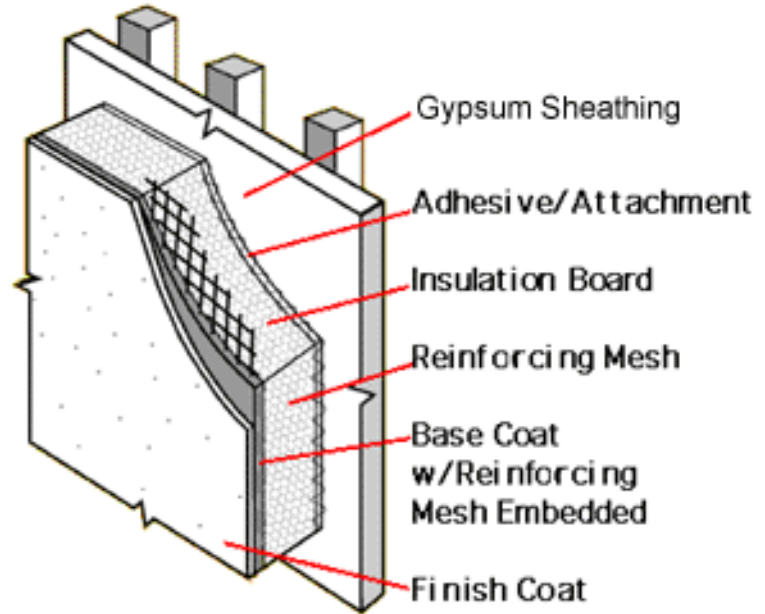
Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. Ellis Inspection Services, Inc. is liable only up to the amount of the fee paid for the service.

A thorough walk-thru prior to closing and an independant Home Warranty are strongly recommended.

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Cladding type

CLADDING MATERIAL
TYPE OF EIFS /
STUCCO



EIFS (Synthetic Stucco)

Sometimes referred to as synthetic stucco, the materials used to form EIFS vary from manufacturer to manufacturer. EIFS is broken down into two classes, Class PB (polymer based) and Class PM (polymer modified). Class PB is the most commonly used of the two, especially on residential. The EIFS can be adhered directly to the substrate or mechanically fastened.

MESH COLOR
MOISTURE
BARRIER

White is associated with Firestone and Senergy.

Felt paper.

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Structure

STRUCTURE

TYPE OF CONSTRUCTION;	Concrete slab with wood frame.
CONDITION	No structural defects were noted.

Flashing

FLASHING

KICK OUT FLASHING

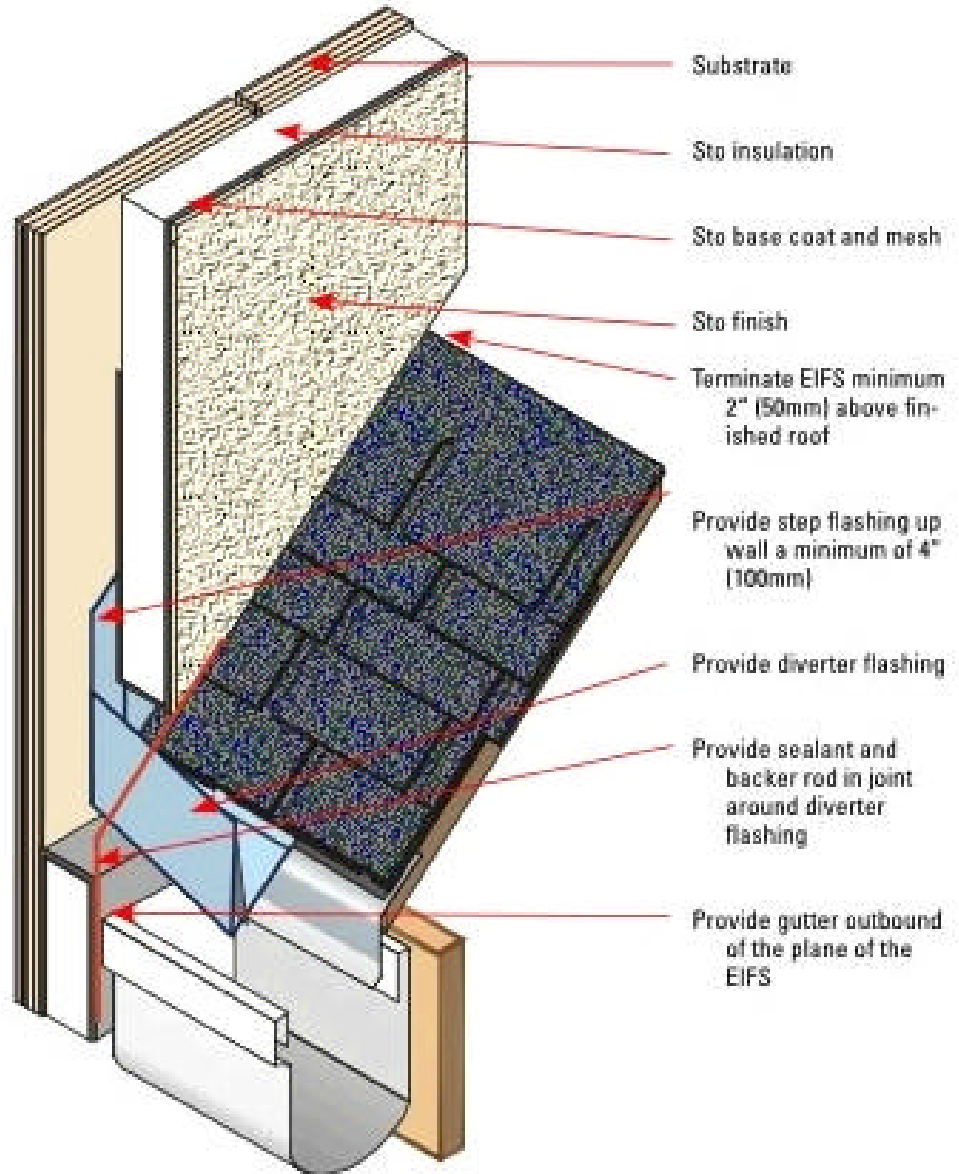
All existing kick-out flashings where the roof terminates into the stucco should have the 'down-hill' side sealed to the stucco along with any seams in the kickout flashing metal along with sealing all the soffit termination into the stucco. This will help to prevent water intrusion through the underside of the flashing.

HEADERS

There are visible header flashings present over the doors and windows.

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Photo's / Notes

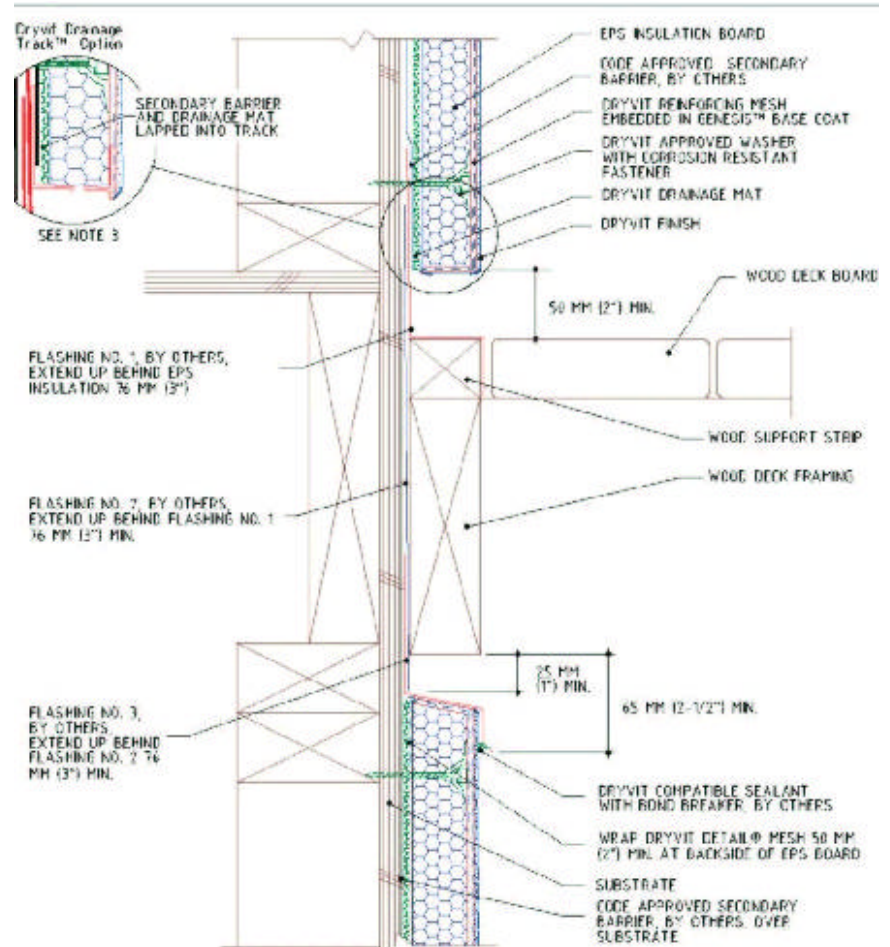


Sample detail of a proper kick out flashing.

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Decks columns

DECKS / COLUMNS DECK / COLUMN



The deck flashing at the exterior walls is not adequate. There should be exposed flashing above the decks and at the end of the deck / wall area. (end dam flashing) These flashings need to be modified to prevent water intrusion below.

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Walls

WALLS:

CONDITION Due to the age and normal wear and tear of the Stucco system, an elastomeric type finish would be beneficial in helping to prevent future moisture entry into the house.

FOAM TYPE Tan - Polyisocyanurate.

SUBSTRATE TYPE Plywood.

STUCCO / ROOF

STUCCO ON SHINGLES The EIFS terminates onto the shingles throughout the residence which is improper. There are differences of opinions as to whether or not this poses a problem requiring repairs. We suggest an EIFS manufacturer is consulted for their requirements, if any, for this condition.

Trim

TRIM:

MATERIAL: Stucco.

CONDITION: Typical mechanical damage.

Windows / Doors / Sealant

WINDOWS / DOORS / SEALANTS

DOOR Combination of types, Single metal, French, Sliding.

TYPE WINDOW Casement, Metal, Fixed.

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SEALANTS AT
PERIMETERS



We suggest that all decorative bands (flat surfaces) have the top edge sealed to the EIFS with a fillet sealant joint and then be coated with quality elastomeric as a preventative measure.

There were small areas noted of impact damage primarily on bands around windows. These areas should be properly repaired as per EIFS manufacturers.

Interior

INTERIOR
WALLS/CEILINGS/
FLOORS

No elevated moisture was found inside.

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Miscellaneous

MISCELLANEOUS SPRINKLER

Adjust all sprinkler heads to spray away from windows and walls.



CARE & MAINTENANCE

CARE AND MAINTENANCE: The beautiful architectural designs made possible by Stucco systems make these homes very attractive. It is critical, however, to carefully maintain these systems to prevent water intrusion and deterioration. With the proper care and maintenance, your stucco system should give you many years of beauty and function. It is very important that the five following steps be followed to protect your investment.

(1) Semi-annually (at least annually) inspect all sealant around windows, doors, penetrations through the stucco, stucco transitions (such as stucco to brick, stucco to stone), and stucco terminations (at roof, at grade, at patios or walkways). Arrange for prompt repair of any areas of caulk that is split, cracking, crazing or is losing adhesion. Also, promptly repair any cracks in the stucco.

(2) Any leaks, cracks, areas of discoloration, mold or mildew should be promptly investigated by a certified EIFS/Stucco inspector. Repairs should be proper and prompt.

(3) Anytime you make a penetration through the stucco such as to mount a satellite dish, add shutters, new wiring, cables, plumbing, security systems, etc., the perimeters must be sealed with a quality approved sealant

(4) Modifications, additions or renovations (including roof replacement) to the structure of any kind should be inspected by a qualified EIFS/Stucco inspector to ensure waterproofing of critical details is properly performed.

(5) Periodic cleaning of the stucco is necessary to maintain its appearance and prevent permanent staining.

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Pressure cleaning equipment must be calibrated to the stucco manufacturer's recommended pressure level (low) to prevent damage to your stucco. Select a firm with experience in cleaning these EIFS/Stucco systems.

INSPECTOR NOTES:

NOTE

The equipment used is to help locate potential problem areas. It should be understood that the test equipment is not an exact science but rather good tools used as indicators of potential problem areas. Because of hidden construction within the wall cavity, the meters sometimes get false readings. Some meters pick up on flashing, metals, wiring or unique wall finishes. Positive readings do not always mean there is a problem, nor do negative readings always mean there is no problem. We use the equipment only to obtain relative readings between suspected and non suspected problem areas. We then use the information to help determine potential problem areas which may warrant more investigation.