



**Inspection Report**  
Sample Report

**Specialty Building  
Consultants, LLC**

**Address:** 123 Main St, Birmingham, AL 35080



**Inspector: Chuck Marion HI-2983**  
**Asbestos- AIN0911577955**  
**500 Southland Dr.**  
**Ste 134**  
**Hoover, AL 35226**  
8/24/2016

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<b>Date:</b> 8/24/2016	<b>Time:</b> 02:30 PM	<b>Report ID:</b> 08242016-1
<b>Property:</b> 123 Main St Birmingham AL 35080	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Introduction

The system was inspected both visually as well as with moisture meters. The purpose of the inspection was to find elevated moisture readings as well as improper installation of the EIFS. This is not an all-encompassing assessment of every area of the system. That is, we may identify common defect rather than every instance of every defect.

If areas of "soft" substrate were noted, we recommend removal of the system to determine the extent of the damage. In areas where elevated moisture readings were found, but substrate was firm, surface repairs (typically sealing) may be acceptable to prevent further moisture infiltration and damage to occur.

Moisture readings of less than 19% are generally considered to be at ambient levels and are not likely to be of long term concern. Moisture reading between 20% and 30% are elevated readings and an investigation should be conducted to determine the source of moisture penetration and this source be properly sealed. These areas will likely dry out after the moisture penetration has stopped. Moisture readings >30% are considered saturated and will not generally dry out unless opened up and exposed to external drying conditions. The source of moisture penetration into these areas must be determined and corrected and the affected areas opened up to determine the extent of underlying damage. Once the damage areas are repaired, the siding materials can be replaced and properly finished.

### Background

You should be aware that barrier EIFS have come under significant scrutiny. Specifically, there is has been a great deal of discussion about whether or not barrier systems can adequately dry out to prevent future damage. There are many people in the industry that feel that since the system does not take into account the possibility of moisture entry, that barrier EIFS are inherently flawed. They further feel that repairs to an existing barrier system are not worthwhile. In these cases, the recommended method to remediate a moisture problem is to install some sort of a water managed, or drainage system in case moisture enters behind the wall cladding in the future. This may entail wholesale removal of the barrier system below the windows, doors, decks, kickout flashings and other affected areas to provide for installation of a drainage system. As we have found some moisture problems that require attention, this may be the most cautious way to proceed at the areas with elevated moisture readings. This is obviously an expensive solution to the problems on this home. Below is a less expensive solution to the problem.

It is recommended that the areas at which deficiencies were found, be repaired in accordance with the specific details which are included as a part of this report. Please review both the manufacturer's drawings (if available), as well as the various supplemental information accompanying this report. These drawings show how various areas should be constructed. Some areas may simply require installation of proper sealant (including backer rod or bond breaker), while other areas (particularly those noted with moisture readings over 30%, or where soft insulation board and/or soft substrate was noted) will probably require removal of the wall cladding. You can expect repair costs to vary widely.

### Repairs

There are no 'exact' industry level standards for EIFS repairs as yet. The above suggestions are based on our experience with the systems and emerging repair practices. Specialty Building Consultants makes no warranty whatsoever for the suggested repair methods. We recognize that there may be more than one way to effectively correct the reported problems. Repair contractors should specify their proposed methods and any applicable warranty.

### Third party use of this report

This report should not be used as a bid document or work order. It is an overview of the system as opposed to an exhaustive moisture test of every area of the EIFS cladding. If you choose to have repair work performed by a contractor, we recommend that you have the contractor review the system for deficiencies in person.

If you choose to provide this report to a contractor for bid purposes, you agree to hold us harmless for any liability that results from others relying on this report.

Submitted By Chuck Marion

EDI#- AL 41

AL Licensed Home Inspector #2083

AL Licensed EIFS Inspector #0878

AL Home Builder #22066

InterNachi Member #NACHI08100708

**TYPE OF CLADDING:**

EIFS only

**TYPE OF EIFS:**

Barrier

**SYSTEM MANUFACTURER:**

Unknown

**MESH COLOR:**

No mesh visible

**AGE OF SYSTEM:**

Over 18 years

**UNDERLYING SUBSTRATE:**

Unknown

**WEATHER:**

Clear

**MOST RECENT PRECIPITATION:**

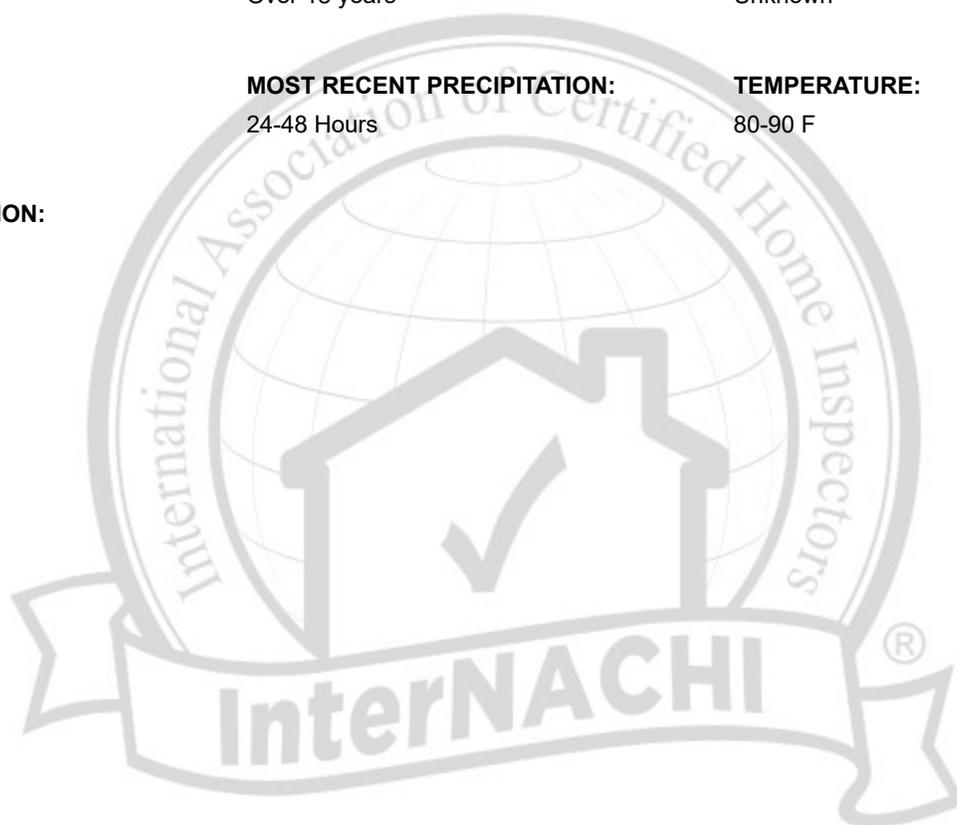
24-48 Hours

**TEMPERATURE:**

80-90 F

**WINDOW INFORMATION:**

Vinyl or Vinyl Clad



# 1. General Summary

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## I. INTRODUCTION

**1.1 PURPOSE:** Enclosed is your EIFS Moisture Inspection. The purpose of this moisture inspection is to help assess the condition of the EIF system by looking for visible installation flaws, inadequate water diversion and sealant failures and conduct random moisture readings using electronic moisture scan 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, EIFS 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, EIFS terminations and any penetrations through the EIFS.
- Conducting of random electronic moisture scanning 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 EIFS 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. Any disputes arising from this report are limited to the party that ordered the EIFS/Stucco inspection. Acceptance of this report by party validates their agreement with the contents contained in this report. Party agrees to waive their rights to a jury trial and agrees to abide by binding arbitration by the laws of the State of Alabama. All fees involving arbitration will be paid by the party ordering the report.

**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 EIF

system remains dry. This way any sealant failures, EIFS 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.

		OK	NOK	NA
1.0	Elevations	•		
1.1	Moisture	•		
1.2	Sealants	•		
1.3	Caulk Around Window Frame	•		
1.4	Caulk Around Door Frames	•		
1.5	Caulk at Door Miters/Threshold	•		
1.6	Soffit and Fascia	•		
1.7	Kickout Flashings	•		
1.8	Deck Flashings	•		
1.9	Porch and Stoop Terminations	•		
1.10	Lights	•		
1.11	Flat Accents	•		
1.12	Utility Penetrations	•		
1.13	Vegetation	•		
1.14	Stucco Terminated Above Grade	•		
1.15	Chimney	•		
1.16	Gutters Clean	•		
1.17	Downspout Fasteners Sealed	•		
1.18	Cracks	•		
1.19	Horizontal Control Joint	•		
1.20	Damage	•		
1.21	Delamination of Surface	•		
1.22	Pest Infiltration	•		
1.23	Wood rot	•		
		OK	NOK	NA

OK= OK, NOK= Not OK/No, NA= Not Applicable

Comments:

1.0 (1) Elevations



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

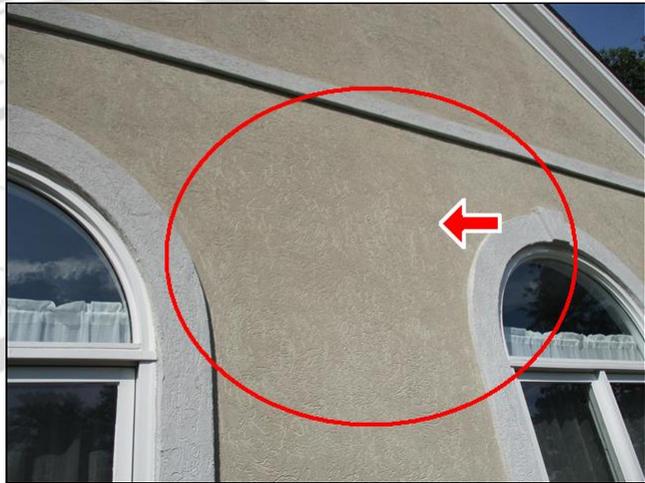


1.0 Item 7(Picture)



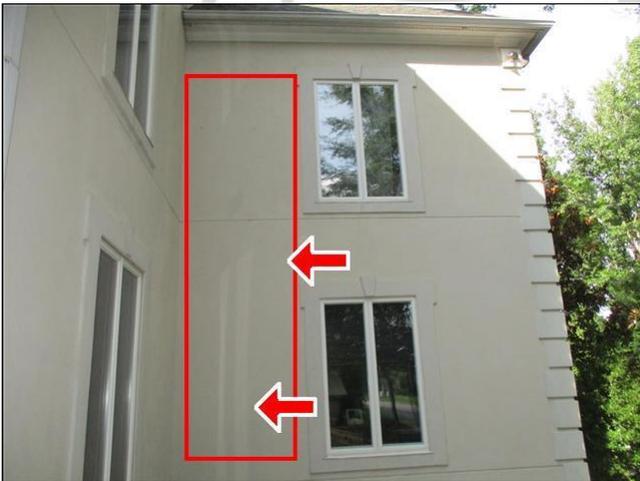
1.0 Item 8(Picture)

1.0 (2) The finish coat on the front elevation has faded due to the amount of sun the home receives.



1.0 Item 9(Picture)

1.1 Inspector recommends taking core samples to verify the integrity of the substrate.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

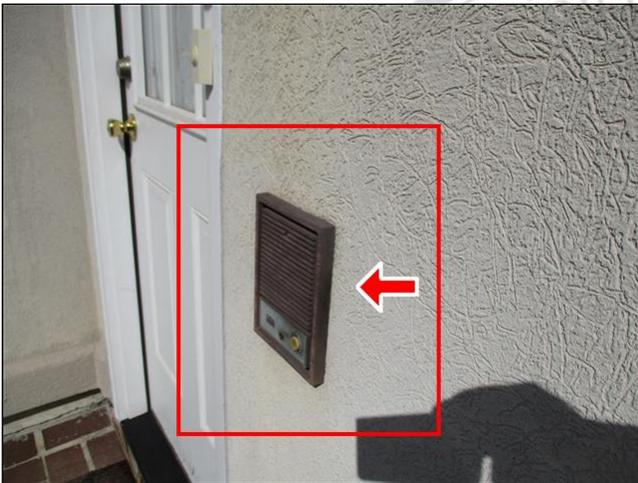


1.1 Item 3(Picture)

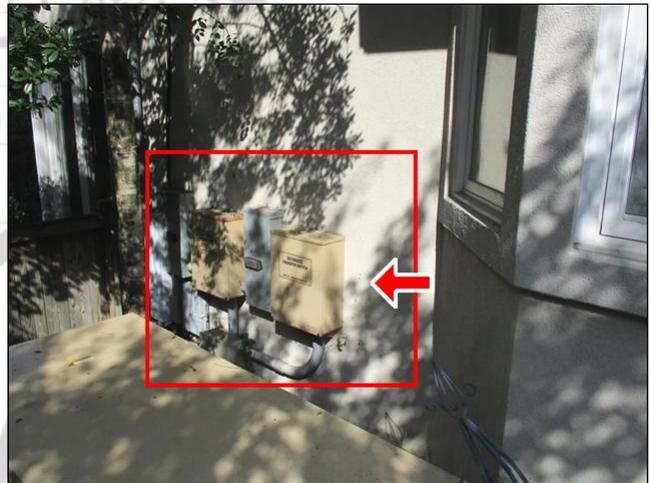


1.1 Item 4(Picture)

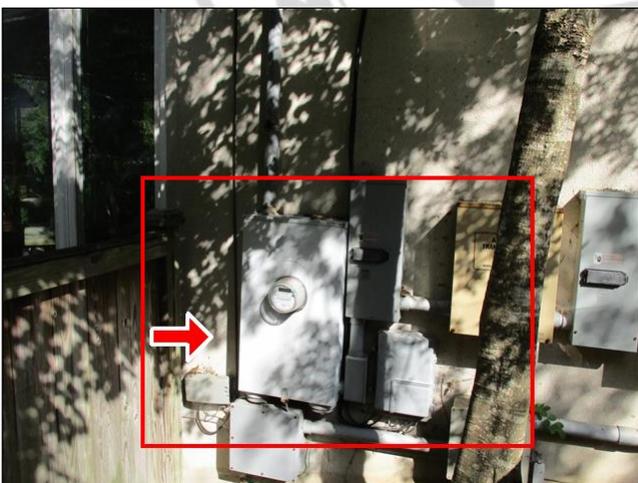
1.2 Seal all areas of dissimilar materials.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

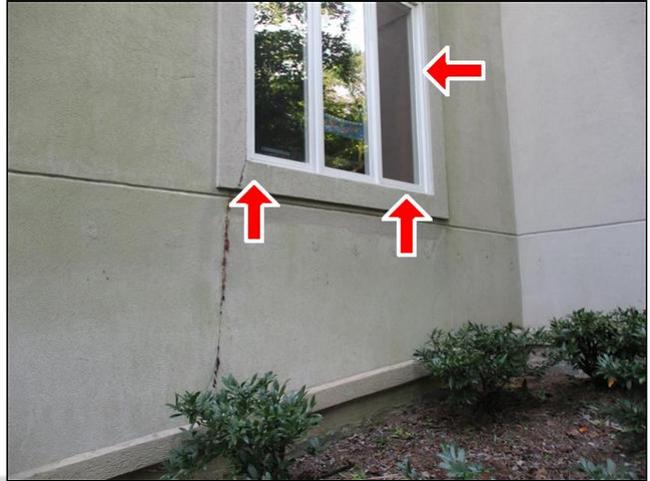


1.2 Item 4(Picture)

 **1.3** Sealants around windows need repair. This will involve removal of failed sealants, cleaning of the joints and replacement with new sealants (caulks)



1.3 Item 1(Picture)



1.3 Item 2(Picture)



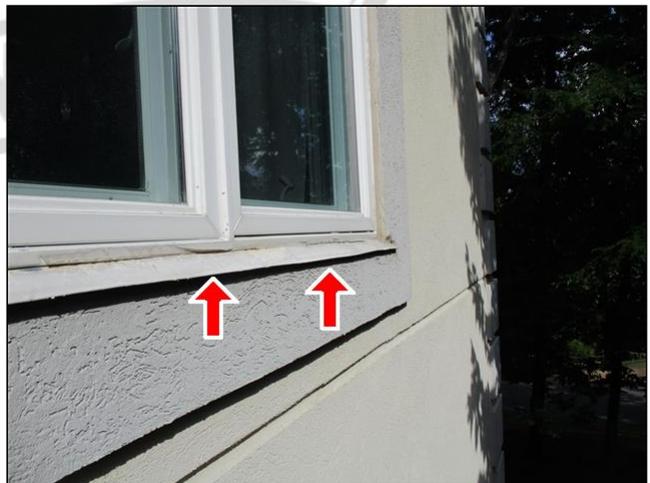
1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

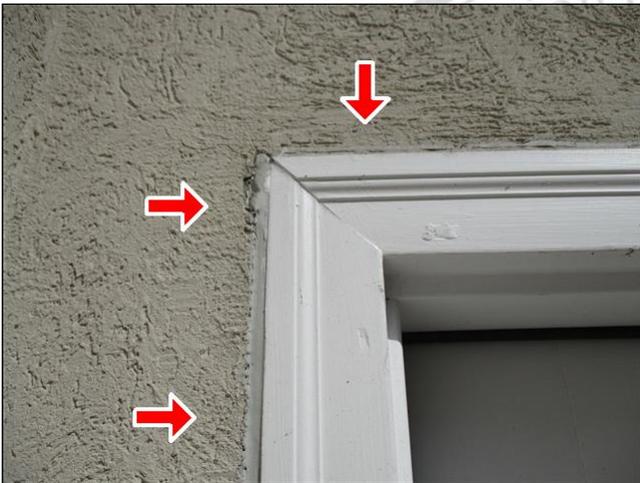


1.3 Item 7(Picture)



1.3 Item 8(Picture)

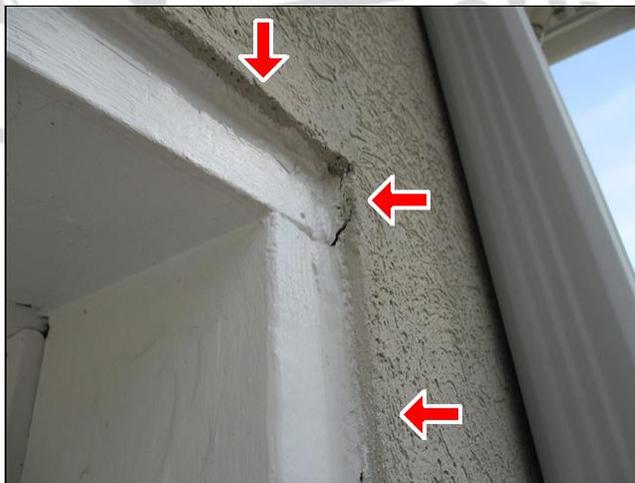
 1.4 Sealant is needed around door frames.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



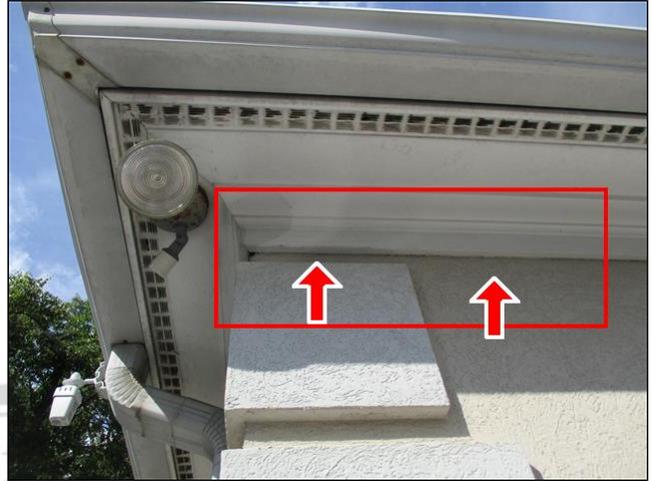
1.4 Item 3(Picture)

 **1.5** Door thresholds can be a water entry point. The door thresholds should be sealed. If sealing does not solve leakage problems, then a pan flashing may have to be installed.

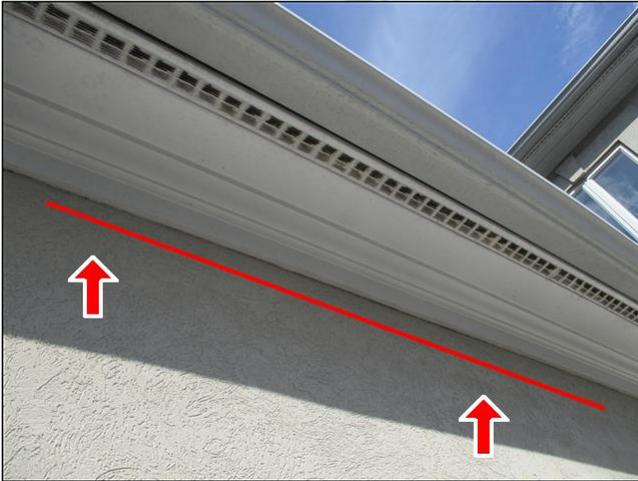
 **1.6** We suggest that areas where the soffit and fascia meet the EIFS/stucco is properly sealed.



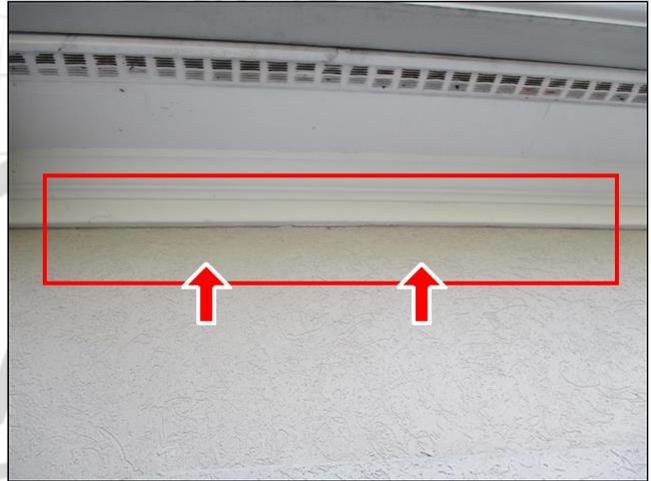
1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)

 **1.7** The improper kick-out / roof terminations need to have a proper flashing installed or the current flashing modified or replaced and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measures. These areas need to be addressed.



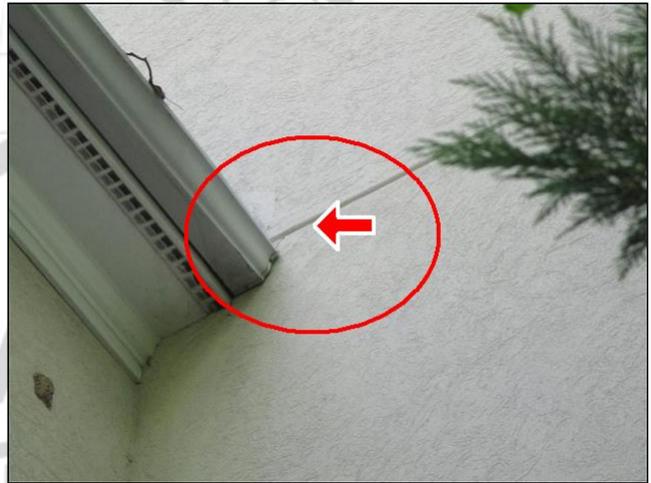
1.7 Item 1(Picture)



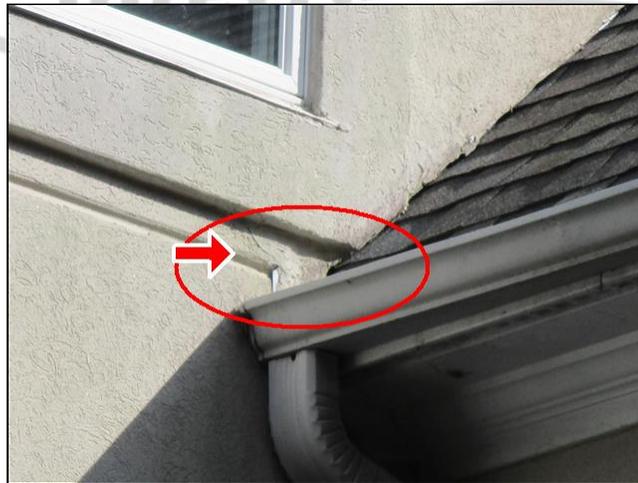
1.7 Item 2(Picture)



1.7 Item 3(Picture)



1.7 Item 4(Picture)



1.7 Item 5(Picture)

 **1.8** The deck installation where it is attached to the house is not done properly. Decks are a very vulnerable area for moisture entry. There is a special flashing configuration that is required for this area.



1.8 Item 1(Picture)

 **1.9 (1)** The EIFS should be terminated above the porch or stoop. We can not comment about the condition of the EIFS where it is not exposed. If cutting the EIFS back is not an option, then sealing this joint is necessary.



1.9 Item 1(Picture)



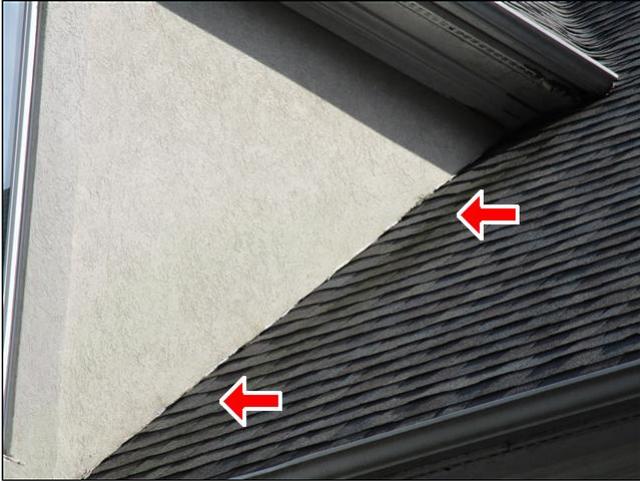
1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)



1.9 Item 6(Picture)

 **1.9 (2)** The EIFS should be terminated above the porch or stoop. We can not comment about the condition of the EIFS where it is not exposed. If cutting the EIFS back is not an option, then sealing this joint is necessary.



1.9 Item 7(Picture)



1.9 Item 8(Picture)



 **1.10** Light fixtures should be sealed to prevent water entry



1.10 Item 1(Picture)



1.10 Item 2(Picture)



1.10 Item 3(Picture)



1.10 Item 4(Picture)



**1.11** The decorative trim on the home has flat surfaces on them. Flat surfaces are not recommended with EIF systems. They can allow water to sit on the "ledge" that is formed. This can lead to softening of the surface of the EIFS and can allow water to enter the wall cavity if a crack develops in the wall.

**1.12** Seal all utility penetrations. This includes electric meters, hose faucets, gas pipe penetrations, and electric receptacles.



1.12 Item 1(Picture)



1.12 Item 2(Picture)



1.12 Item 3(Picture)



1.12 Item 4(Picture)

**1.13** Cut vegetation away from home a minimum of two feet.



1.13 Item 1(Picture)



1.13 Item 2(Picture)



1.13 Item 3(Picture)

**1.14** The EIF system does terminate above grade.



1.14 Item 1(Picture)

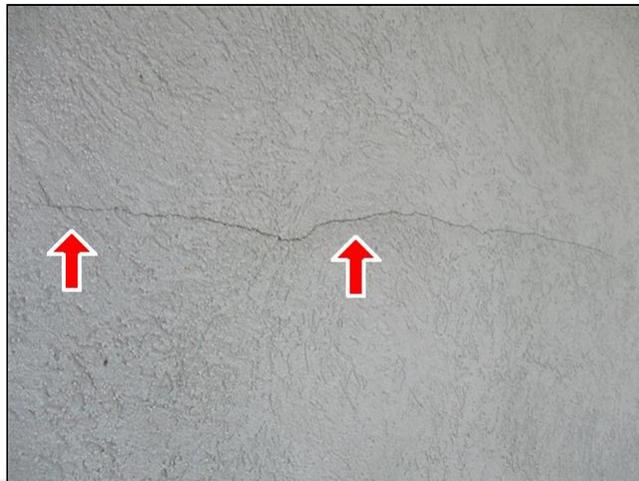


1.14 Item 2(Picture)

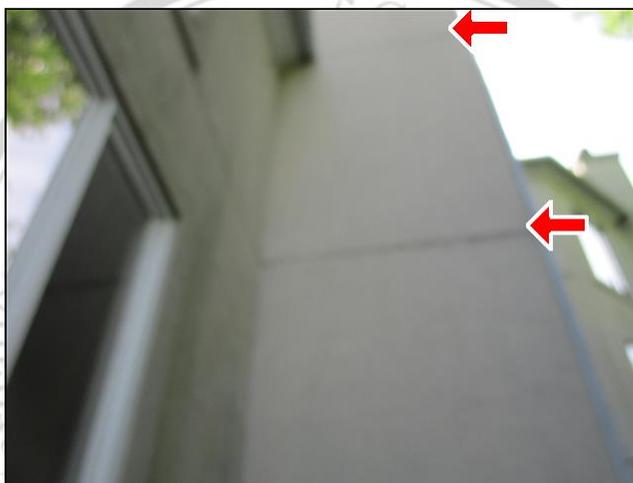
**1.15** Chimney has a hard coat system installed. The system has several large visible cracks that are in need of sealing.



1.15 Item 1(Picture)



1.15 Item 2(Picture)



1.15 Item 3(Picture)

**1.17** The downspout fasteners should be sealed to prevent water entry.



1.17 Item 1(Picture)

**1.18** There were some cracks found in the system in a few areas - more may be present. These cracks need to be sealed to protect the integrity of the system.



1.18 Item 1(Picture)

**1.20 (1)** Evidence of EIFS damage was noted at several areas of the home. These areas should be repaired as soon as possible.

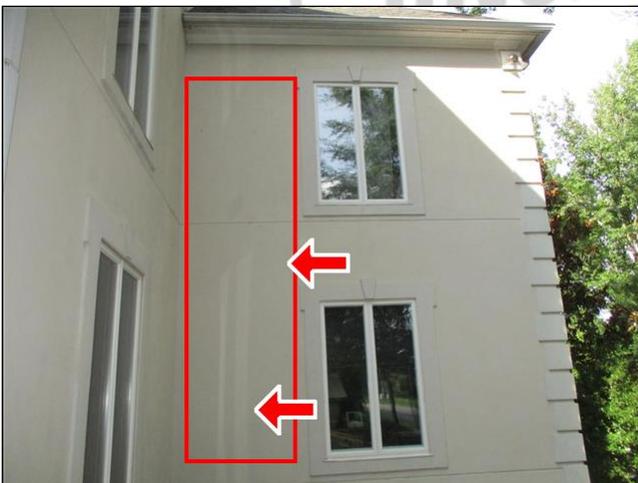


1.20 Item 1(Picture)



1.20 Item 2(Picture)

**1.20 (2)** Inspector recommends taking core samples to verify the integrity of the substrate.



1.20 Item 3(Picture)



1.20 Item 4(Picture)



1.20 Item 5(Picture)



1.20 Item 6(Picture)

**1.20 (3)** There were small areas noted of impact damage. These areas should be properly repaired following EIFS manufacturer's instructions.



1.20 Item 7(Picture)

**1.21** The EIFS is delaminated where indicated. Repair is needed. This will involve removal or sealing the EIFS at the various locations.



1.21 Item 1(Picture)

# General Summary



Specialty Building Consultants, LLC

500 Southland Dr.  
Ste 134  
Hoover, AL 35226

Customer  
Sample Report

Address  
123 Main St  
Birmingham AL 35080

## 1. General Summary



1.1 Moisture  
OK



Inspector recommends taking core samples to verify the integrity of the substrate.



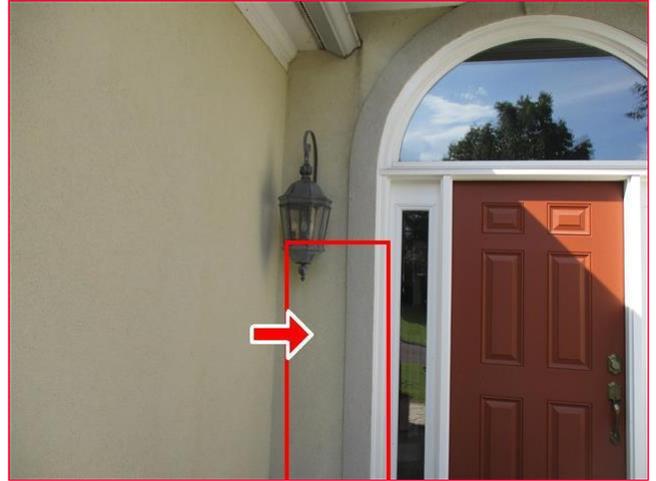
1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.3 Caulk Around Window Frame

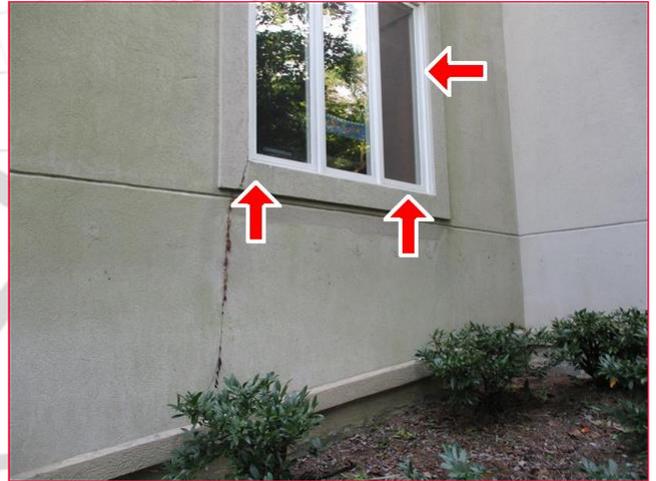
OK



Sealants around windows need repair. This will involve removal of failed sealants, cleaning of the joints and replacement with new sealants (caulks)



1.3 Item 1(Picture)



1.3 Item 2(Picture)



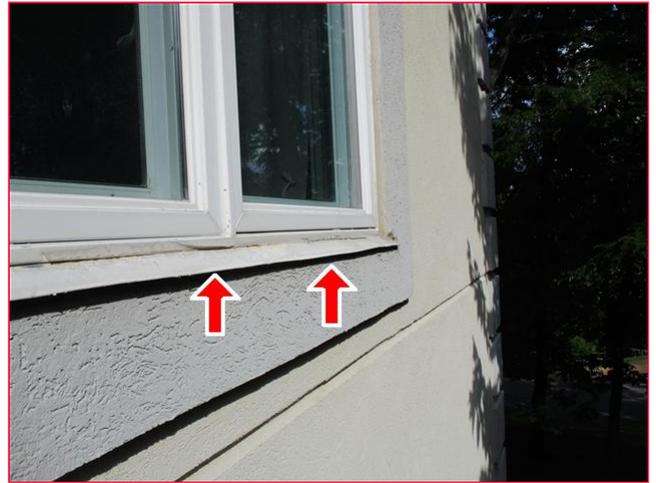
1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)



1.3 Item 8(Picture)

1.4 Caulk Around Door Frames

OK

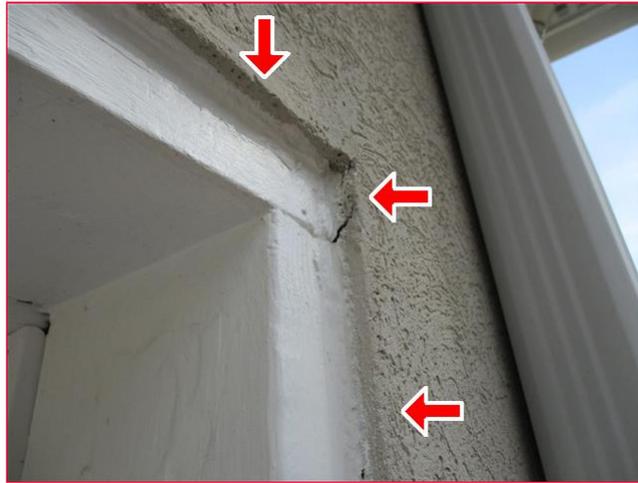
Sealant is needed around door frames.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

**1.5 Caulk at Door Miters/Threshold**

OK



Door thresholds can be a water entry point. The door thresholds should be sealed. If sealing does not solve leakage problems, then a pan flashing may have to be installed.

**1.6 Soffit and Fascia**

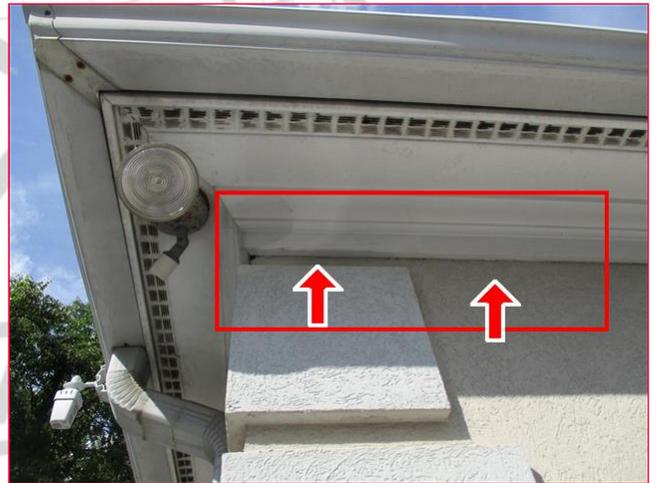
OK



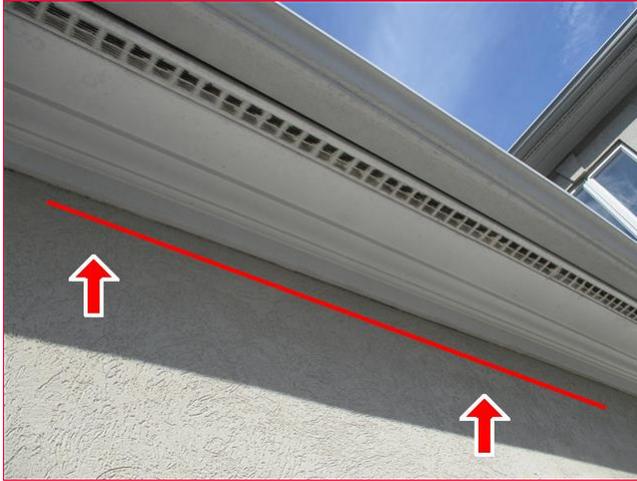
We suggest that areas where the soffit and fascia meet the EIFS/stucco is properly sealed.



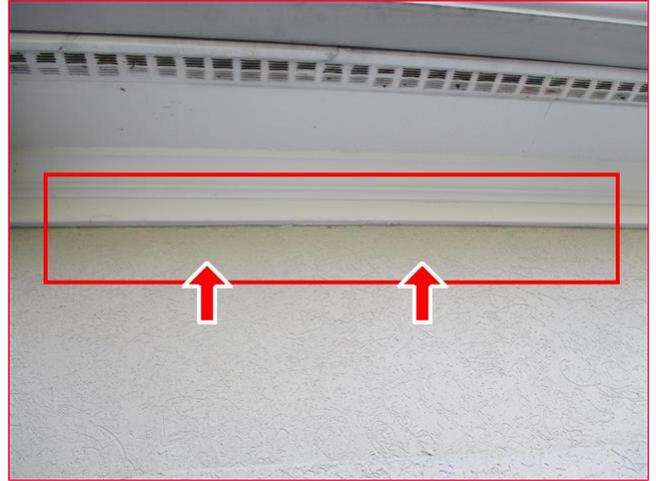
1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)

1.7 Kickout Flashings

OK



The improper kick-out / roof terminations need to have a proper flashing installed or the current flashing modified or replaced and sealed to prevent water intrusion through the system at these areas. During the installation of any flashing the immediate area can be inspected for wood rot or damage. Any other roof flashing in the area should also be checked as they sometimes can be a contributing cause. We suggest that the sidewall flashings of the roof be set in roof cement in the areas of kickouts as a preventative measures. These areas need to be addressed.



1.7 Item 1(Picture)



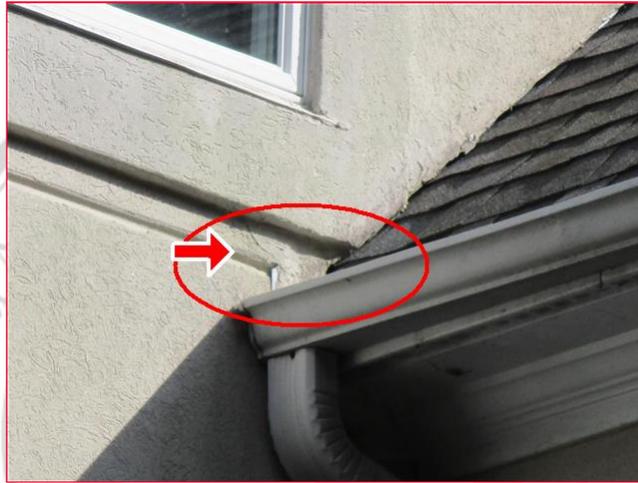
1.7 Item 2(Picture)



1.7 Item 3(Picture)



1.7 Item 4(Picture)



1.7 Item 5(Picture)

**1.8 Deck Flashings**

OK



The deck installation where it is attached to the house is not done properly. Decks are a very vulnerable area for moisture entry. There is a special flashing configuration that is required for this area.



1.8 Item 1(Picture)

**1.9 Porch and Stoop Terminations**

OK



(1) The EIFS should be terminated above the porch or stoop. We can not comment about the condition of the EIFS where it is not exposed. If cutting the EIFS back is not an option, then sealing this joint is necessary.



1.9 Item 1(Picture)



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)



1.9 Item 6(Picture)



(2) The EIFS should be terminated above the porch or stoop. We can not comment about the condition of the EIFS where it is not exposed. If cutting the EIFS back is not an option, then sealing this joint is necessary.



1.9 Item 7(Picture)



1.9 Item 8(Picture)

1.10 Lights

OK



Light fixtures should be sealed to prevent water entry



1.10 Item 1(Picture)



1.10 Item 2(Picture)



1.10 Item 3(Picture)



1.10 Item 4(Picture)

1.11 Flat Accents

OK

- 🏠 The decorative trim on the home has flat surfaces on them. Flat surfaces are not recommended with EIFS systems. They can allow water to sit on the "ledge" that is formed. This can lead to softening of the surface of the EIFS and can allow water to enter the wall cavity if a crack develops in the wall.

1.12 Utility Penetrations

OK

- 🏠 Seal all utility penetrations. This includes electric meters, hose faucets, gas pipe penetrations, and electric receptacles.



1.12 Item 1(Picture)



1.12 Item 2(Picture)



1.12 Item 3(Picture)

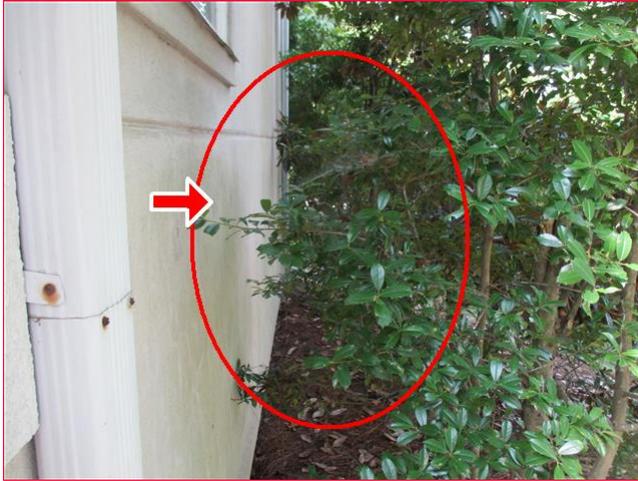


1.12 Item 4(Picture)

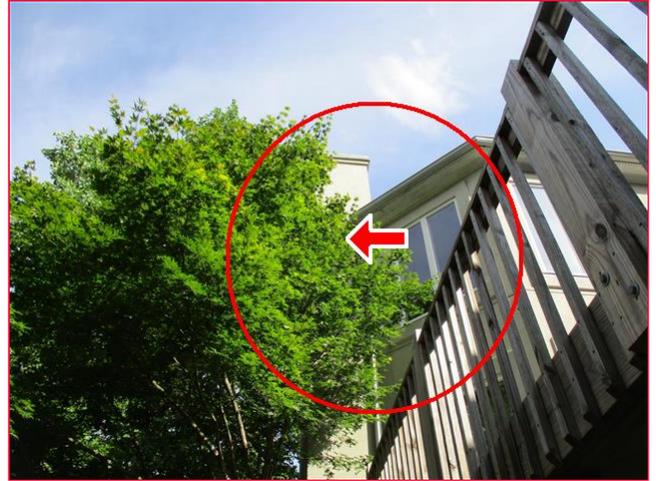
1.13 Vegetation

OK

- 🏠 Cut vegetation away from home a minimum of two feet.



1.13 Item 1(Picture)



1.13 Item 2(Picture)



1.13 Item 3(Picture)

1.15 Chimney

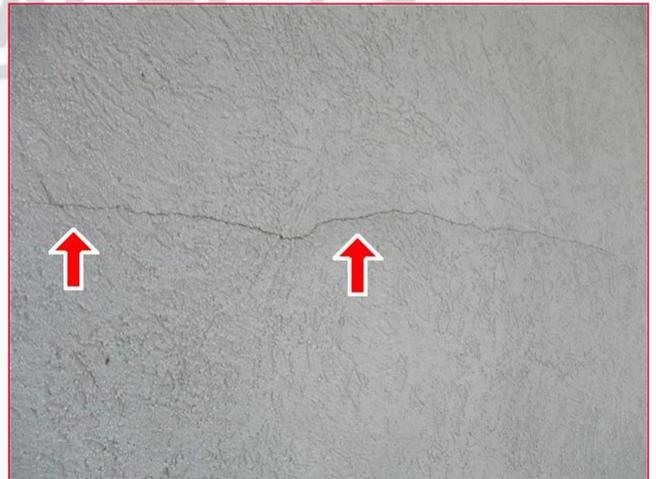
OK



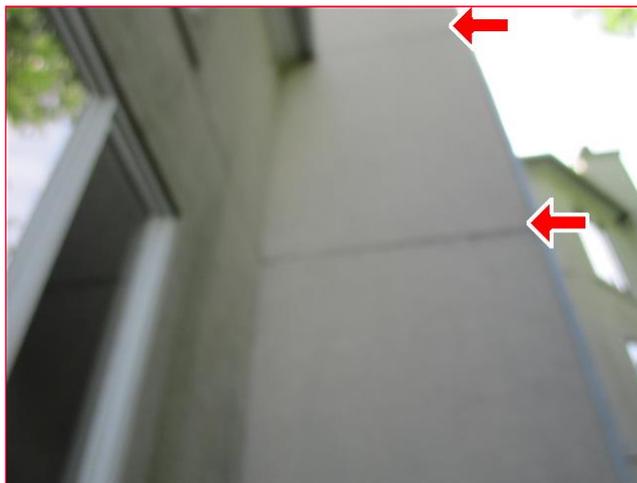
Chimney has a hard coat system installed. The system has several large visible cracks that are in need of sealing.



1.15 Item 1(Picture)



1.15 Item 2(Picture)



1.15 Item 3(Picture)

**1.17 Downspout Fasteners Sealed**

OK



The downspout fasteners should be sealed to prevent water entry.



1.17 Item 1(Picture)

**1.18 Cracks**

OK



There were some cracks found in the system in a few areas - more may be present. These cracks need to be sealed to protect the integrity of the system.



1.18 Item 1(Picture)

1.20 Damage

OK



(1) Evidence of EIFS damage was noted at several areas of the home. These areas should be repaired as soon as possible.



1.20 Item 1(Picture)



1.20 Item 2(Picture)



(2) Inspector recommends taking core samples to verify the integrity of the substrate.



1.20 Item 3(Picture)



1.20 Item 4(Picture)



1.20 Item 5(Picture)



1.20 Item 6(Picture)



(3) There were small areas noted of impact damage. These areas should be properly repaired following EIFS manufacturer's instructions.



1.20 Item 7(Picture)

**1.21 Delamination of Surface**

**OK**



The EIFS is delaminated where indicated. Repair is needed. This will involve removal or sealing the EIFS at the various locations.



1.21 Item 1(Picture)



**1. Moisture Overview:**

This residence is a two story residence clad with E.I.F.S. (Exterior Insulated Finish System).

Random exterior moisture scans showed normal readings through-out the residence on the Tramex and Delmhorst moisture meters.

Any specially noted areas and those that register above 30% should have a core sample taken to determine if substrate has wood rot or system failure. If substrate rot exists, replace with new framing and install new EIFS system.

**2. Windows & Doors:**

All of the doors, windows & penetrations should be properly sealed. There are several factors that generally can contribute to problems below windows.

We suggest that all of the improperly sealed windows / doors and penetrations through the EIFS be professionally resealed using a quality sealant such as 'Dow Corning' and that adequate sealant be used to give long lasting protection. The 'miter' joint of the window casings track along with casing to casing joints and mullion joints of double window units and all elements of the fixed units should be wet glazed. We also suggest that all alarm penetrations through the window sills be sealed (if any). Any cracks through the bands should also be sealed. These areas should be rechecked and scanned 3-6 months after the new sealant work is completed.

**3. Penetrations:**

Seal all penetrations to the EIFS per manufacturers specifications.

**4. Damage:**

Repair all damaged/cracks to EIFS as report notates.

**5. Flashing:**

Install all missing or incorrectly installed flashing as report notates.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chuck Marion



**INVOICE**

Specialty Building Consultants, LLC  
 500 Southland Dr.  
 Ste 134  
 Hoover, AL 35226  
 Inspected By: Chuck Marion

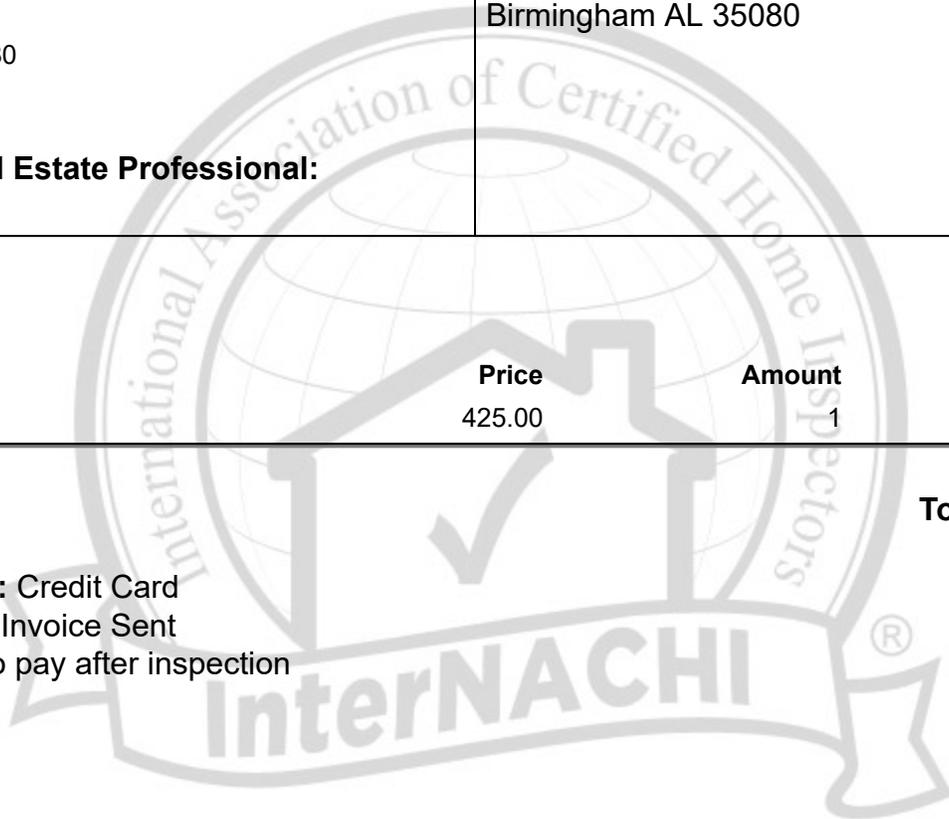
Inspection Date: 8/24/2016  
 Report ID: 08242016-1

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sample Report 123 Main St Birmingham AL 35080	123 Main St Birmingham AL 35080
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
EIFS Inspection	425.00	1	425.00
			<b>Tax \$0.00</b>
			<b>Total Price \$425.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Invoice Sent  
**Note:** Customer to pay after inspection





# Specialty Building Consultants, LLC

Chuck Marion

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Ste 134  
Hoover, AL 35226

