Barrier EIFS Stucco Inspection Report

Happy Homebuyer

Property Address:
1234 Pine Lane
Anywhere, CO 80121

Huffman Inspections Colorado, Inc.

[redacted]

Table of Contents

Cover Page 1

Table of Contents 2

Intro Page 3

1 Front Elevation 5

2 Right Elevation 13

3 Rear Elevation 19

4 Left Elevation 29

5 MoistureFree Warranty Repair Standards and Options a Separate Document 33

Summary 34

Date: 5/28/2026	**Time:** 08:00:00 AM	**Report ID:** 20260528JM1
Property: 1234 Pine Lane Anywhere, CO 80121	**Customer:** Happy Homebuyer	**Real Estate Professional:**

Selected Terms and Definitions

Location Shaded/Outlined Areas Description

All, **Red shaded/outlined** areas were probed areas of possible deteriorating/deteriorated substrate. Investigate and repair as needed.

All**, Pink shaded/outlined** areas are areas of possible deteriorating/deteriorated substrate that were not probed. Investigate and repair as needed.

All, **Blue shaded/outlined** areas were areas of excessive cracking in stucco. Investigate and repair as needed.

All, **Green shaded/outlined** areas were areas of apparent delaminating stucco. Investigate and repair as needed.

All, **Orange shaded/outlined** areas were probed areas with elevated moisture levels. Investigate for source of moisture and repair.

Issues Symbols Description

All, **Red** Circles kickout flashings and end dams that are missing and/or inadequate.

All, **Red** Arrows/Lines/Boxes inadequate, improper, and/or damaged items such as bottom of wall, impact damage, or cracking.

All, **Green** Arrows/Rectangles Missing and/or improper sealant/caulk at windows/doors & breaches in system.

All, **Blue** Arrows/Circles/lines missing and/or improper flashings such as chimney caps and metal caps on parapet walls.

Tramex Moisture Detector

ALL, 20-60, Dry

ALL, 60-79, Moist

ALL, 80-100, Wet

Probe Locations Moisture Probing (%) Description

All, 6.0% - 6.9%, Background

All, 7.0% - 9.9%, Dry/Slight moisture intrusion

All, 10.0% - 19.9%, Moist substrate

All, 20.0% - 29.9%, Wet substrate

All, 30.0% - 39.9%, Very wet substrate

All, 40.0%, Saturated substrate

Probe Structural Resistance Test (SRT) Description

All, 48# - 48# 1/8", Substrate Firm

All, 48# 3/16" - 48# 5/16", Substrate deteriorating

All, 48# 3/8" - 48# 1/2", Substrate deteriorated

All, 48# thru - 0# Through, Substrate badly deteriorated/decayed

Introduction to Scope of Inspection

Exterior Cladding System:

The system applied to this house is a **B**arrier **E**xternal **I**nsulation **F**inishing **S**ystem (EIFS). The manufacturer and the applicator were not reported. The substrate appears to be OSB (Oriented Strand Board) sheathing. There are several improper installation and performance issues that have been identified as concerns that should be corrected at this time. These items will be addressed in the Summary and Elevations sections below.

Inspection Procedure:

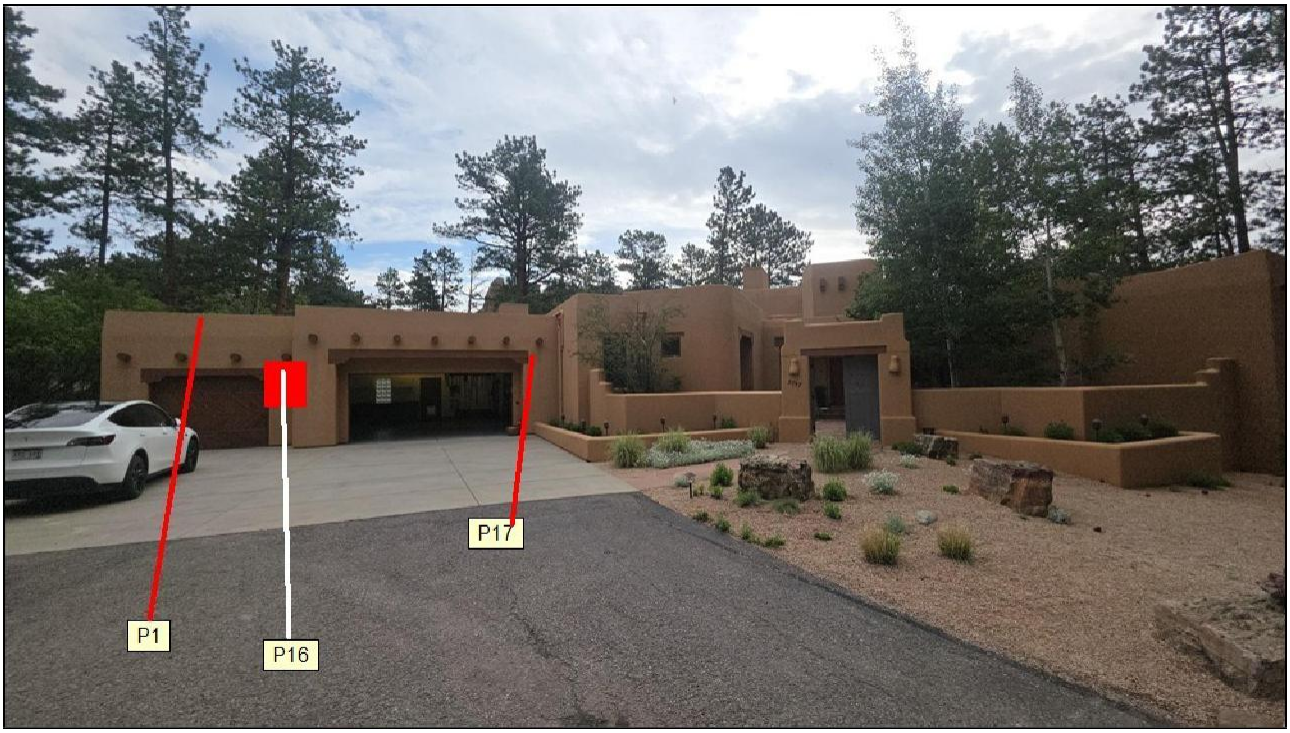
This inspection is based upon the EIMA (EIFS Industry Manufacturers Association) Guidelines for the Inspection of EIFS-Clad Homes and an abbreviated version of the MoistureFree Inspection Protocols. The inspection procedure is a visual evaluation of the EIFS and a scan of the EIFS walls with a Tramex Wet Wall meter to identify potential moisture intrusion locations. Where the system condition is in question, the wall was probed in a limited number of strategic locations to determine the moisture content of the wall and to determine if hidden substrate or framing deterioration exists. The probes were performed with a Delmhorst moisture meter and a SRT (Structural Resistance Tester) by making two small holes in the EIFS. These holes were sealed with a low modulus of elasticity sealant (caulking) that matches the color of the stucco as closely as possible. The acclimated moisture content of wood in Colorado is typically about six percent. If readings are greater than six percent, moisture intrusion is occurring. The OSB substrate and wood framing should be able to hold 48 lb. on the SRT with no penetration. If readings are less than 48 lb. or the probe penetrates the substrate, typically this indicates that the moisture intrusion is causing wood or substrate deterioration.

A related but non-EIFS issue is the Windows: Water intrusion often occurs at window miter and construction joints if they are not properly maintained. It is imperative to periodically check and maintain the construction joints of the windows so that they are weatherproof.

Note: Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. We suggest the use of a high quality silicone or polyurethane caulk. Each caulking manufacturer has recommendations for how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. Refer to Chapter 4, Section 2 for more information about sealants.

Style of Home:	**Year of construction:**	**Mesh Color:**
Ranch	1996	Blue Fiberglass Mesh
Home Faces:	**Weather:**	**Temperature (Fahrenheit):**
South	Cloudy	57º
Relative Humidity (RH):	**Precipitation in last 3 days:**	**Square Footage:**
72%	Yes	6437 sqft
Time Inspection Started:	**Time Inspection Ended:**	
8:00 AM	10:30 AM	

1. Front Elevation



Front elevation left side

Front elevation right side

Styles & Materials

Wall Cladding:

EIFS

Items

1.0 Probes

P1: Probe 1 Tramex 20, Delmhorst 16.8%, SRT 48#. Wall scanned dry, probed moist, and the substrate tested firm under damage at parapet wall.

P2: Probe 2 Tramex 25, Delmhorst 18.8%, SRT 48# 1/16". Wall scanned dry, probed moist, and the substrate tested firm under left scupper.

P3: Probe 3 Tramex 100, Delmhorst 36.6%, SRT 0# through. Wall scanned wet, probed very wet, and the substrate tested **badly deteriorated** under exhaust fan.

P4: Probe 4 Tramex 35, Delmhorst 24.2%, SRT 0# through. Wall scanned dry, probed wet, and the substrate tested **badly deteriorated** under left corbel.

P5: Probe 5 Tramex 25, Delmhorst 16.5%, SRT 48# 1/16". Wall scanned dry, probed moist, and the substrate tested firm under left lower corbel.

P6: Probe 6 Tramex 25, Delmhorst 17.7%, SRT 0# through. Wall scanned dry, probed moist, and the substrate tested **badly deteriorated** above vigas.

P16: Probe 16 Tramex 20, Delmhorst 9.1%, SRT 48# through. Wall scanned dry, probed dry, and the substrate tested **deteriorated** at 4th vigas from the left.

P17: Probe 17 Tramex 20, Delmhorst 10.8%, SRT 48#. Wall scanned dry, probed moist, and the substrate tested firm under right vigas above garage door.

1.1 Bottom of System

- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.

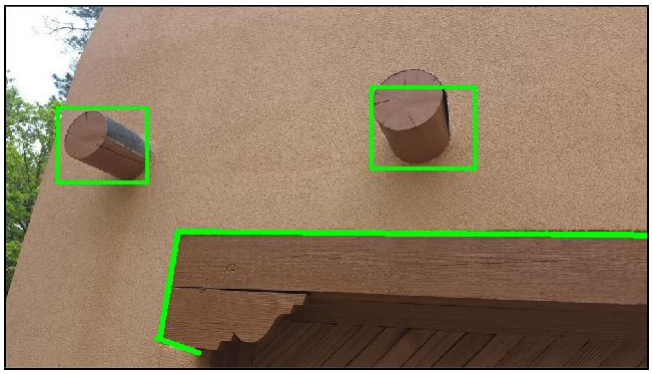
- The EIFS walls are in contact with the concrete slabs. This was a typical construction technique at the time this home was built. The EIFS manufacturer's call for the EIFS walls to finish 2 inches above all hard surfaces, concrete slabs. Where the walls are on/below concrete slabs, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to

be added to protect the wood. Due to the damage at the bottom of the system from it is recommended to raise the bottom of the system then properly finish the bottom of the system.

1.2 Caulk/Sealant

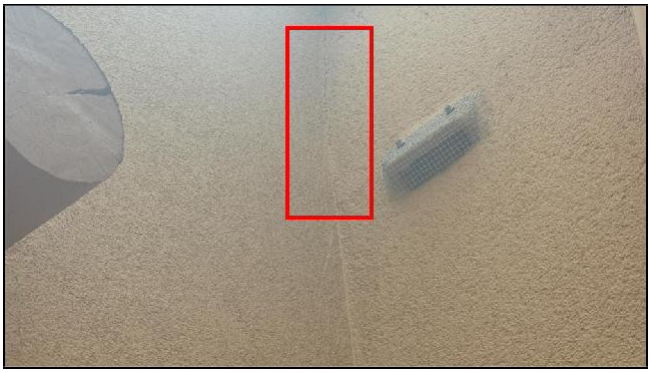
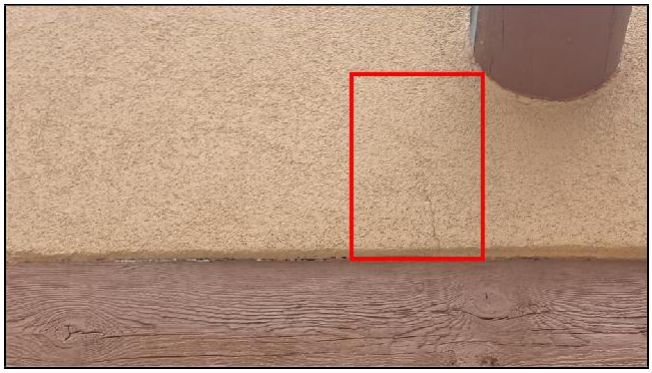
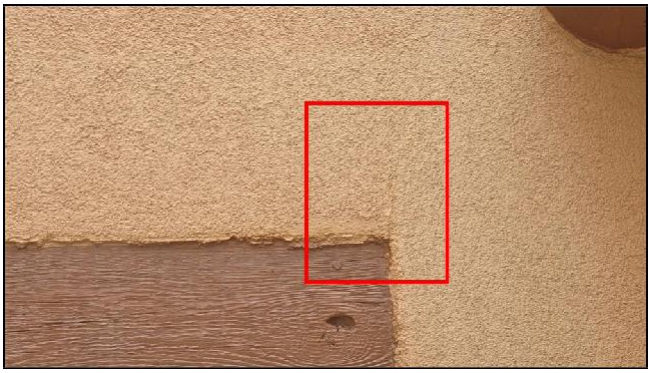
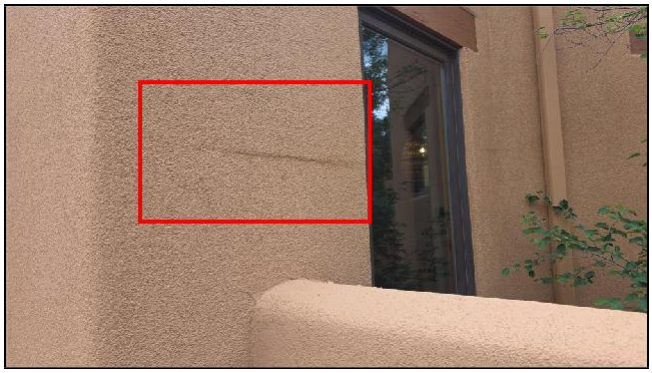
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.

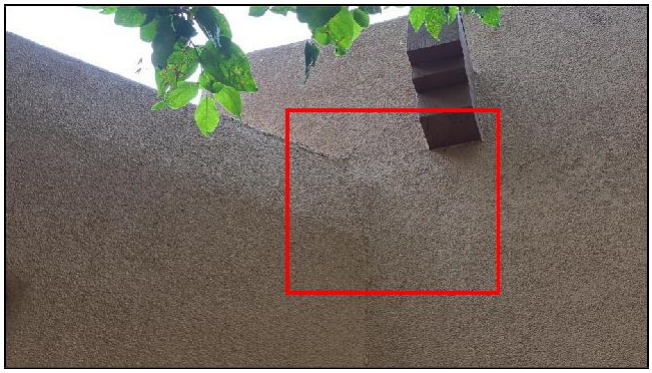
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.

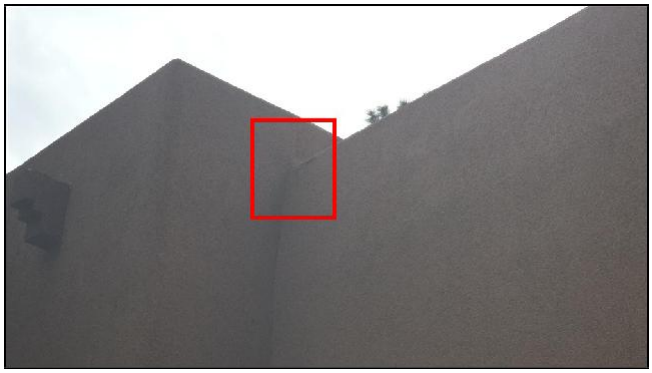


1.3 Damage

- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.

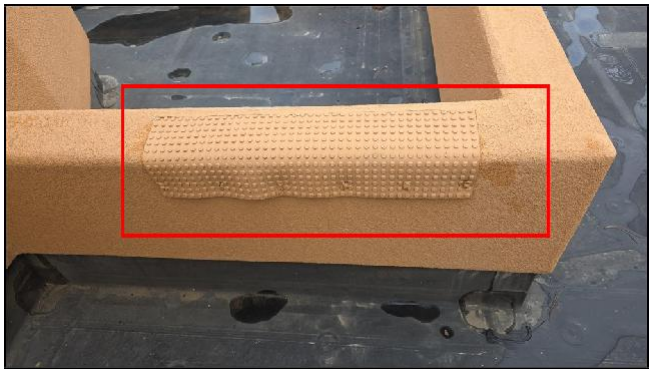









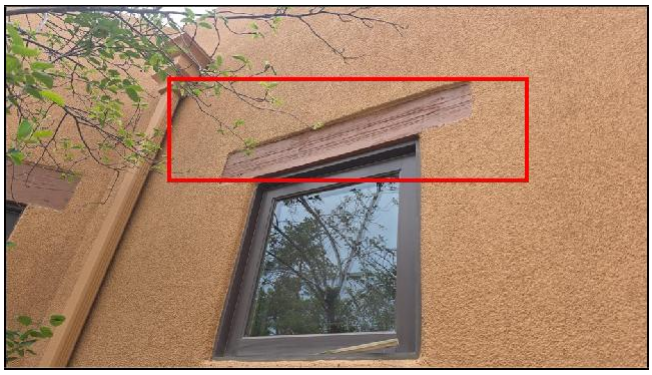




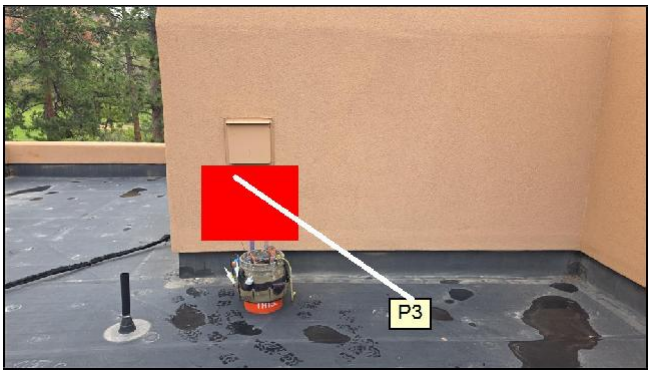



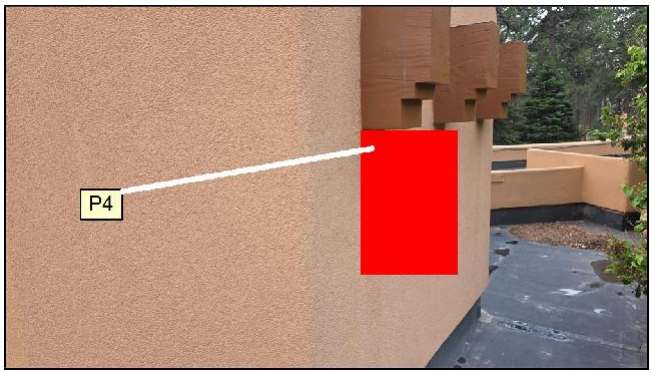
- Various devices were attached to the stucco without the use of a proper stand-off, this can cause **damage** in areas and increases the likelihood of water intrusion; repair damage and install proper stand-offs.

- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.



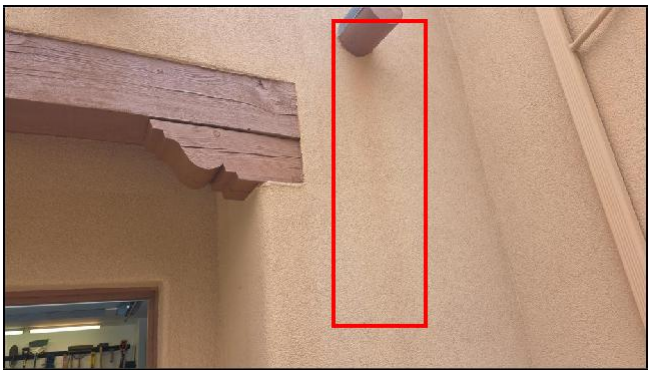
- All RED OUTLINED/SHADED AREAS are indication of probable deterioration; further investigation is required.





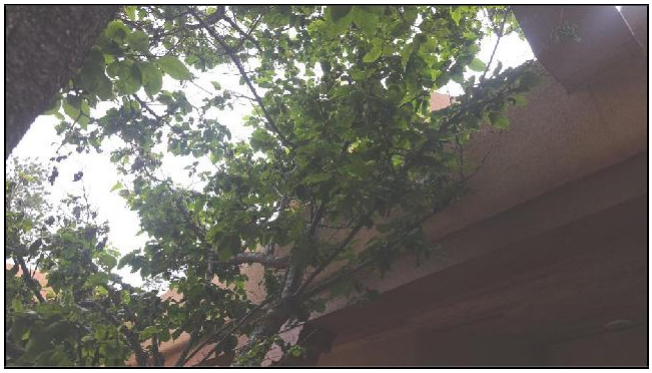
1.4 Finishes

- Staining was noted in areas.



- Repairs noted in various areas; monitor.

- All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation.

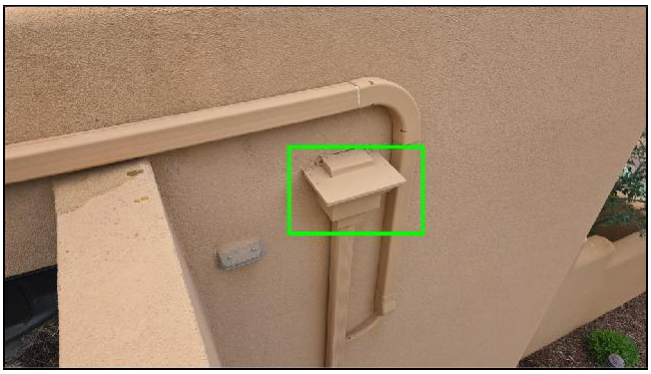



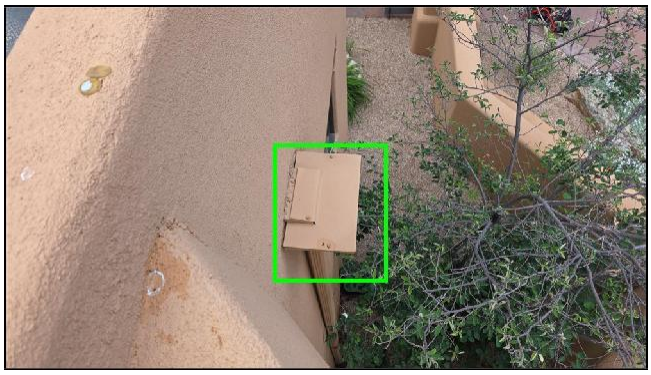

- EIFS appears to have been painted.

1.5 Flashing/Drainage Provisions

- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.


- Scuppers were not properly sealed; seal all joints.





2. Right Elevation

Right elevation

Styles & Materials

Wall Cladding:

EIFS

Items

2.0 Probes

P7: Probe 7 Tramex 25, Delmhorst 34.5%, SRT 16# through. Wall scanned dry, probed very wet, and the substrate tested **badly deteriorated** under damage at parapet wall.

P8: Probe 8 Tramex 30, Delmhorst 18.9%, SRT 48# 1/16". Wall scanned dry, probed moist, and the substrate tested firm under damage at parapet wall.

P18: Probe 18 Tramex 20, Delmhorst 9.1%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under left corner of 2nd window from the front.

P19: Probe 19 Tramex 20, Delmhorst 7.2%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under right center of rear window. Substrate here appears to be concrete.

2.1 Bottom of System

- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised.

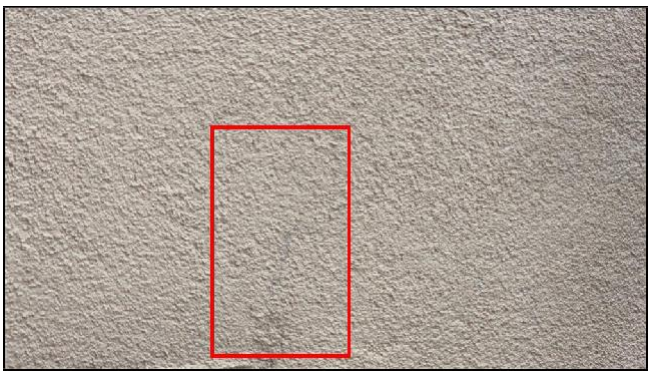
2.2 Caulk/Sealant

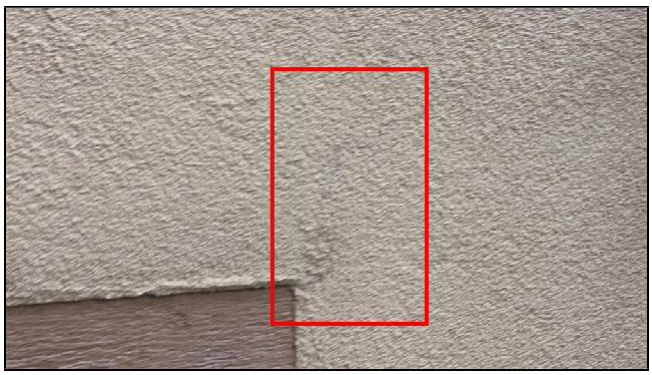
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.

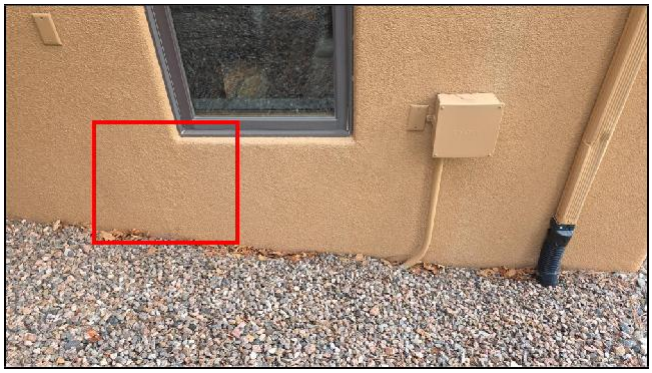
- Chimney cap flashing covers the entire top of the chimney to protect the wall cladding from moisture intrusion. The drip edge flashing does not appear to be sealed to face of the wall cladding below. The underside of this flashing should be sealed to the wall cladding below. Chapter 2 & Chapter 4, Section 5.

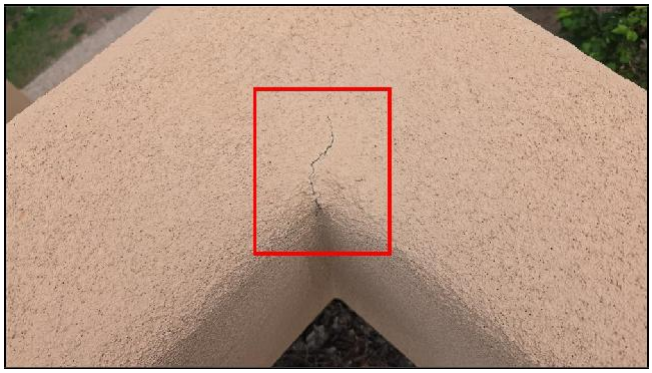
2.3 Damage

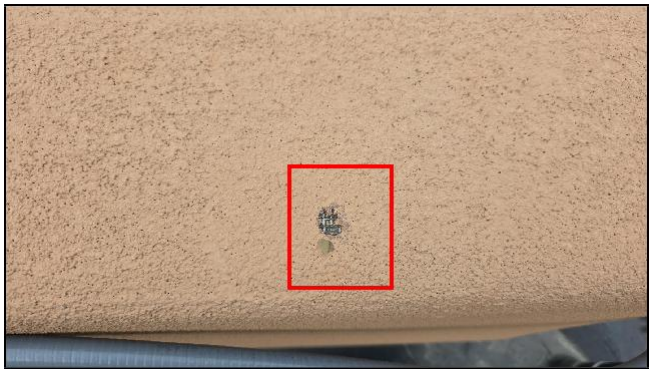
- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.









- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.

- The wall was finished around the hose bib, this can create an avenue for water intrusion. Trim back wall and install a proper stand-off then seal all created joints.

- Seams between EPS panels were visible through the finish coat; repair and sealant any joints created during repairs.

- All RED OUTLINED/ SHADED AREAS are indication of probable deterioration; further investigation is required.

2.4 Finishes

- All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation.

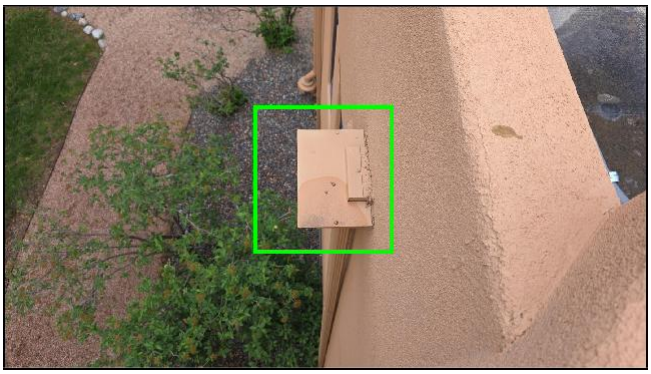
- EIFS appears to have been painted.

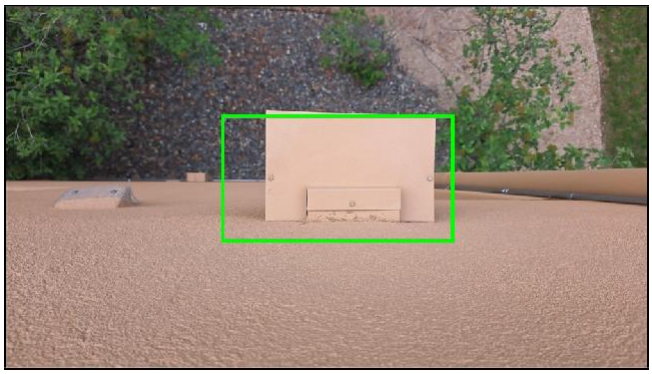
- Staining was noted in areas.

2.5 Flashing/Drainage Provisions

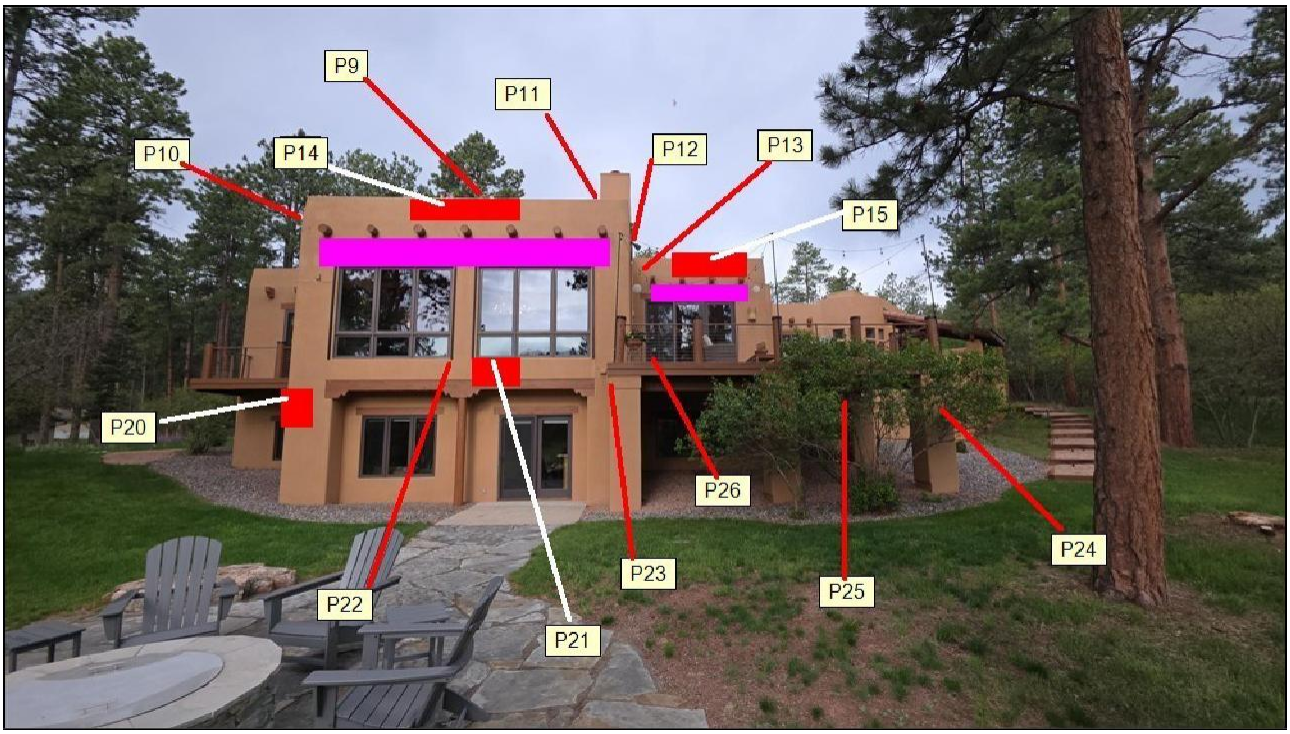
- Ledger appears to be missing the proper flashings or flashings appear to be inadequate as installed. Install or repair ledger flashing including end dams where needed. Seal all deck framing sides and along bottom edges where they penetrate the EIFS/MSV. See detail 3.13 & 3.14.

- Scuppers were not properly sealed; seal all joints.





3. Rear Elevation



Rear elevation

Rear elevation hot tub area

Styles & Materials

Wall Cladding:

EIFS

Items

3.0 Probes

P9: Probe 9 Tramex 20, Delmhorst 20.2%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under right corner of upper window.

P10: Probe 10 Tramex 25, Delmhorst 17.6%, SRT 48# 1/16". Wall scanned dry, probed moist, and the substrate tested firm at parapet wall.

P11: Probe 11 Tramex 20, Delmhorst 9.8%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under damage at parapet wall.

P12: Probe 12 Tramex 20, Delmhorst 27.7%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under left scupper.

P13: Probe 13 Tramex 30, Delmhorst 9.7%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under right scupper.

P14: Probe 14 Tramex 25, Delmhorst 40.0%, SRT 0# through. Wall scanned dry, probed saturated, and the substrate tested **badly deteriorated** under damage at parapet wall.

P15: Probe 15 Tramex 35, Delmhorst 23.0%, SRT 48# through. Wall scanned dry, probed wet, and the substrate tested **deteriorated** under damage at parapet wall.

P20: Probe 20 Tramex 35, Delmhorst 23.8%, SRT 0# through. Wall scanned wet, probed wet, and the substrate tested **badly deteriorated** under left deck connection.

P21: Probe 21 Tramex 25, Delmhorst 30.9%, SRT 48# 1/4". Wall scanned dry, probed wet, and the substrate tested **deteriorating** under left corner of right large window.

P22: Probe 22 Tramex 20, Delmhorst 20.1%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under right corner of left large window.

P23: Probe 23 Tramex 20, Delmhorst 6.0%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under damage near deck connection.

P24: Probe 24 Tramex 20, Delmhorst 10.2%, SRT 48#. Wall scanned dry, probed moist, and the substrate tested firm at right column.

P25: Probe 25 Tramex 30, Delmhorst 24.4%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under right deck connection.

P26: Probe 26 Tramex 25, Delmhorst 17.1%, SRT 48#. Wall scanned dry, probed moist, and the substrate tested firm under left center of door.

P27: Probe 27 Tramex 20, Delmhorst 20.5%, SRT 48#. Wall scanned dry, probed wet, and the substrate tested firm under left corner of left deck window. Not visible in overview photo.

P28: Probe 28Tramex 20, Delmhorst 11.0%, SRT 48#. Wall scanned dry, probed moist, and the substrate tested firm under left corner of window by the hot tub. Not visible in overview photo.

P29: Probe 29 Tramex 20, Delmhorst 21.4%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under hose bib.

3.1 Bottom of System

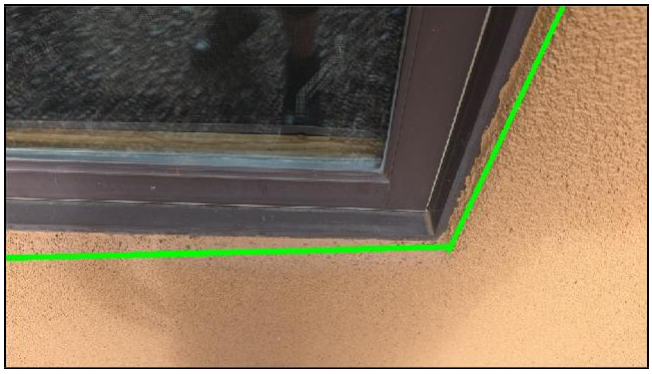
- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.

- The wall cladding is in contact with the decking. Stucco manufacturer's call for the wall cladding to finish two inches above all hard surfaces. Where the walls are on/below the decking, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to be added to protect the wood. See detail 3.8.

- Bottom of system for reference.

3.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.

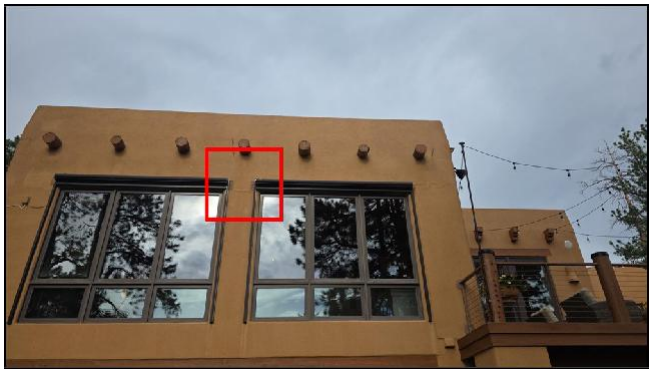


- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.

- Chimney cap flashing covers the entire top of the chimney to protect the wall cladding from moisture intrusion. The drip edge flashing does not appear to be sealed to face of the wall cladding below. The underside of this flashing should be sealed to the wall cladding below. Chapter 2 & Chapter 4, Section 5.

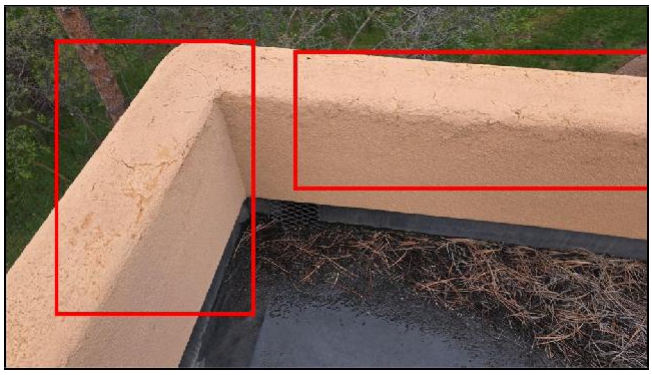
3.3 Damage

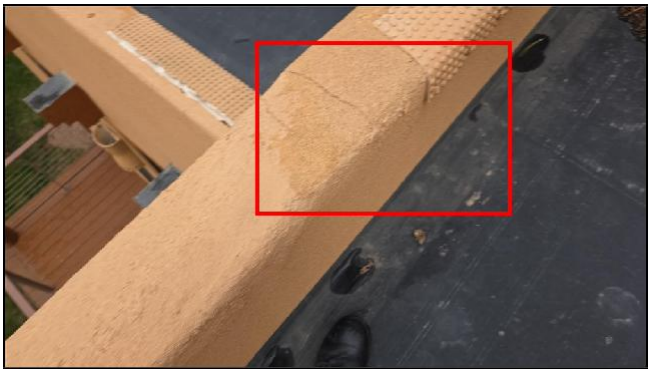
- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.

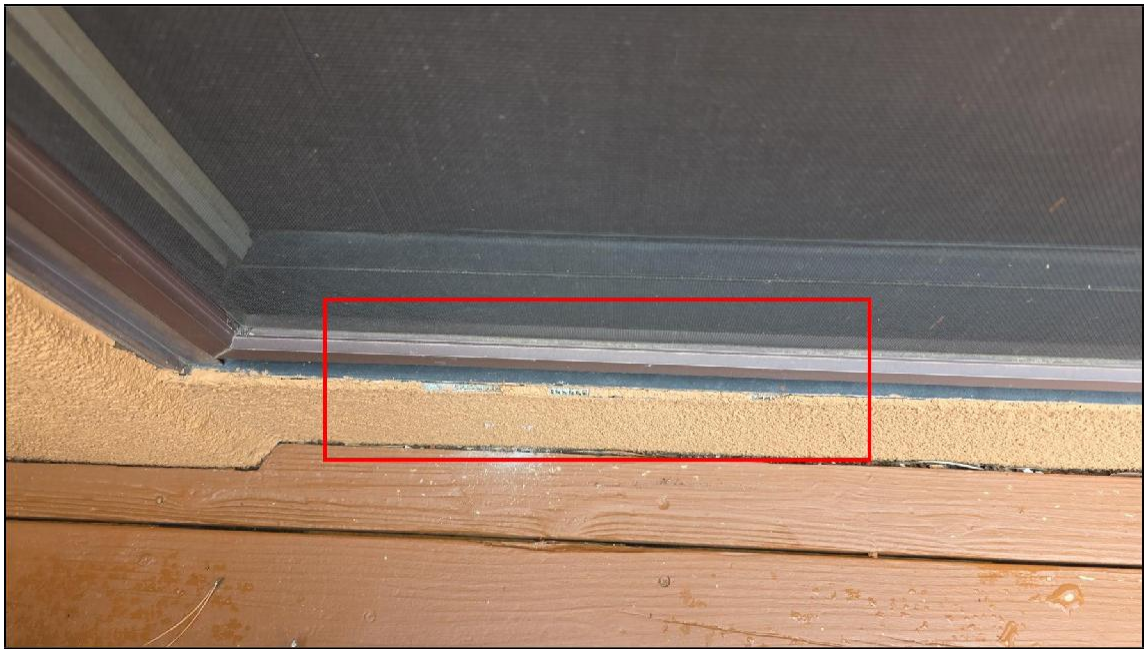






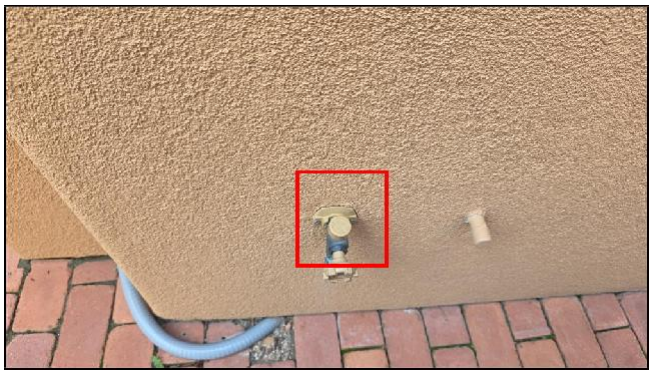



P11



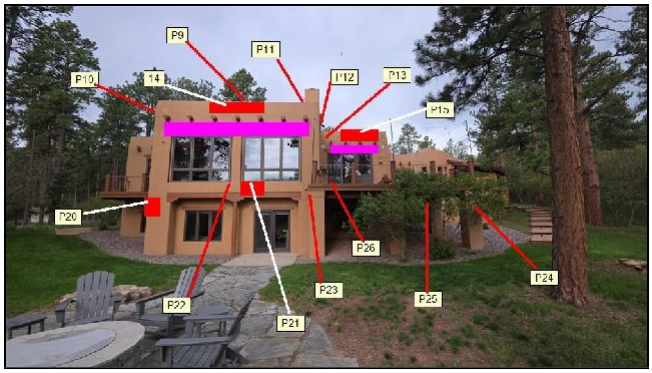
- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.

- The wall was finished around the hose bib, this can create an avenue for water intrusion. Trim back wall and install a proper stand-off then seal all created joints.



- Various devices were attached to the stucco without the use of a proper stand-off, this can cause **damage** in areas and increases the likelihood of water intrusion; repair damage and install proper stand-offs.

- All **PINK OUTLINED/ SHADED** AREAS were areas that were not probed, but may have deterioration present; investigate further and repair as needed.



- All RED OUTLINED/ SHADED AREAS are indication of probable deterioration; further investigation is required.

3.4 Finishes

- EIFS appears to have been painted.

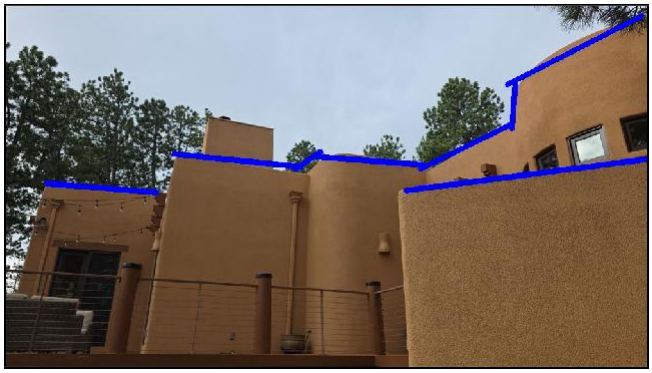
- Staining was noted in areas.

3.5 Flashing/Drainage Provisions

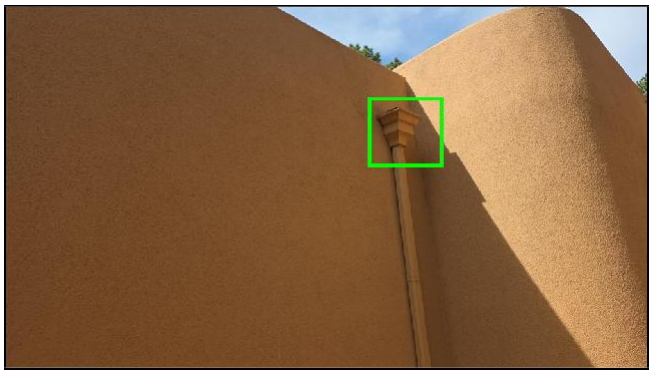
- Ledger flashing was noted and appeared to be functioning as intended.

- The exposed top of the deck support beams and column caps, flashing should cover the entire top of the deck beams and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the deck beams and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the deck beams and column caps. See detail 3.12.

- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.



- Scuppers were not properly sealed; seal all joints.



4. Left Elevation

Left elevation rear side

Left elevation front side

Styles & Materials

Wall Cladding:

EIFS

Items

4.0 Probes

P30: Probe 30 Tramex 20, Delmhorst 23.0%, SRT 48# 1/16". Wall scanned dry, probed wet, and the substrate tested firm under left corner of rear window.

P31: Probe 31 Tramex 35, Delmhorst 6.9%, SRT 48#. Wall scanned dry, probed dry, and the substrate tested firm under left corner of front window.

4.1 Bottom of System

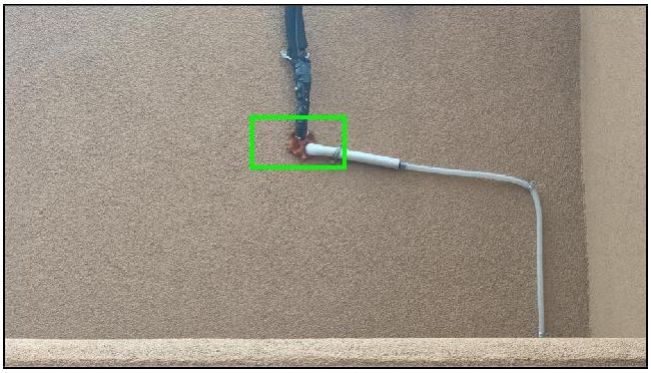
- The EIFS walls are in contact with the concrete slabs. This was a typical construction technique at the time this unit was built. The EIFS manufacturer's call for the EIFS walls to finish 2 inches above all hard surfaces, concrete slabs. Where the walls are on/below concrete slabs, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to be added to protect the wood. This area was not protected so it is recommended to raise the wall and properly finish the bottom of the system.

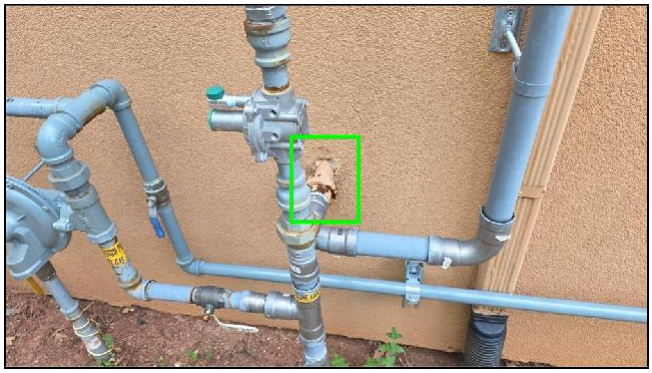
- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.

4.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.

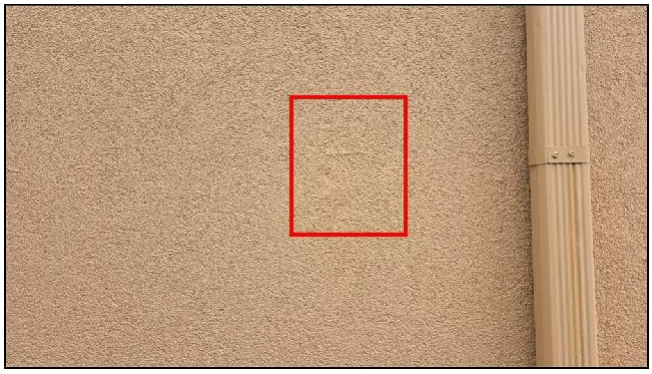




4.3 Damage

- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.

- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.



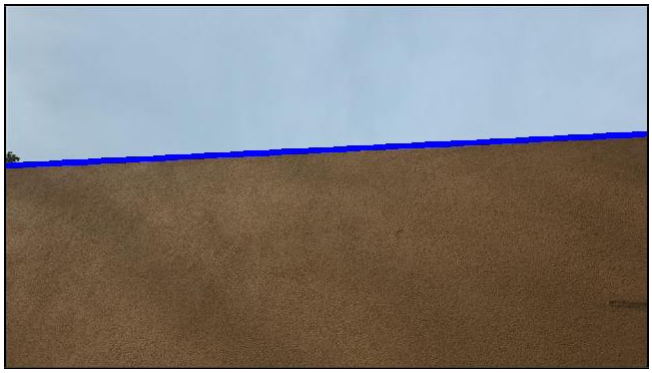
4.4 Finishes

- Staining was noted in areas.

- EIFS appears to have been painted.

4.5 Flashing/Drainage Provisions

- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.



5. MoistureFree Warranty Repair Standards and Options a Separate Document

Summary

Huffman Inspections Colorado, Inc.

[redacted]

1. Front Elevation

Summary

1.1 Bottom of System

- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.
- The EIFS walls are in contact with the concrete slabs. This was a typical construction technique at the time this home was built. The EIFS manufacturer's call for the EIFS walls to finish 2 inches above all hard surfaces, concrete slabs. Where the walls are on/below concrete slabs, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to be added to protect the wood. Due to the damage at the bottom of the system from it is recommended to raise the bottom of the system then properly finish the bottom of the system.

1.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.

1.3 Damage

- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.
- Various devices were attached to the stucco without the use of a proper stand-off, this can cause **damage** in areas and increases the likelihood of water intrusion; repair damage and install proper stand-offs.
- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.
- All RED OUTLINED/SHADED AREAS are indication of probable deterioration; further investigation is required.

1.4 Finishes

- Staining was noted in areas.
- Repairs noted in various areas; monitor.

- All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation.
- EIFS appears to have been painted.

1.5 Flashing/Drainage Provisions

- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.
- Scuppers were not properly sealed; seal all joints.

2. Right Elevation

Summary

2.1 Bottom of System

- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised.

2.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.
- Chimney cap flashing covers the entire top of the chimney to protect the wall cladding from moisture intrusion. The drip edge flashing does not appear to be sealed to face of the wall cladding below. The underside of this flashing should be sealed to the wall cladding below. Chapter 2 & Chapter 4, Section 5.

2.3 Damage

- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.
- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.
- The wall was finished around the hose bib, this can create an avenue for water intrusion. Trim back wall and install a proper stand-off then seal all created joints.
- Seams between EPS panels were visible through the finish coat; repair and sealant any joints created during repairs.
- All RED OUTLINED/SHADED AREAS are indication of probable deterioration; further investigation is required.

2.4 Finishes

- All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation.
- EIFS appears to have been painted.
- Staining was noted in areas.

2.5 Flashing/Drainage Provisions

- Ledger appears to be missing the proper flashings or flashings appear to be inadequate as installed. Install or repair ledger flashing including end dams where needed. Seal all deck framing sides and along bottom edges where they penetrate the EIFS/MSV. See detail 3.13 & 3.14.
- Scuppers were not properly sealed; seal all joints.

3. Rear Elevation

Summary

3.1 Bottom of System

- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.
- The wall cladding is in contact with the decking. Stucco manufacturer's call for the wall cladding to finish two inches above all hard surfaces. Where the walls are on/below the decking, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to be added to protect the wood. See detail 3.8.
- Bottom of system for reference.

3.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.
- Chimney cap flashing covers the entire top of the chimney to protect the wall cladding from moisture intrusion. The drip edge flashing does not appear to be sealed to face of the wall cladding below. The underside of this flashing should be sealed to the wall cladding below. Chapter 2 & Chapter 4, Section 5.

3.3 Damage

- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.
- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.
- The wall was finished around the hose bib, this can create an avenue for water intrusion. Trim back wall and install a proper stand-off then seal all created joints.
- Various devices were attached to the stucco without the use of a proper stand-off, this can cause **damage** in areas and increases the likelihood of water intrusion; repair damage and install proper stand-offs.
- All **PINK OUTLINED/SHADED** AREAS were areas that were not probed, but may have deterioration present; investigate further and repair as needed.
- All RED OUTLINED/SHADED AREAS are indication of probable deterioration; further investigation is required.

3.4 Finishes

- EIFS appears to have been painted.
- Staining was noted in areas.

3.5 Flashing/Drainage Provisions

- Ledger flashing was noted and appeared to be functioning as intended.
- The exposed top of the deck support beams and column caps, flashing should cover the entire top of the deck beams and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the deck beams and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the deck beams and column caps. See detail 3.12.
- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.
- Scuppers were not properly sealed; seal all joints.

4. Left Elevation

Summary

4.1 Bottom of System

- The EIFS walls are in contact with the concrete slabs. This was a typical construction technique at the time this unit was built. The EIFS manufacturer's call for the EIFS walls to finish 2 inches above all hard surfaces, concrete slabs. Where the walls are on/below concrete slabs, they should be raised. If wood is exposed in the process of raising the walls, weather proofing and metal flashing will need to be added to protect the wood. This area was not protected so it is recommended to raise the wall and properly finish the bottom of the system.
- The walls are below grade in several locations. EIFS walls should finish four inches above grade (landscaping). To resolve this issue, the landscaping needs to be rearranged so the foundation is exposed or the bottom of the walls raised. See detail 3.6.

4.2 Caulk/Sealant

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at doors and windows; properly seal **ALL** windows/doors making sure to keep **ALL** weep holes unobstructed.
- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials; properly seal **ALL** joints between dissimilar materials.

4.3 Damage

- Wood inlays appeared to be aged and dried out, these may also create avenues for moisture intrusion; remove and repair areas with stucco then properly seal all joints created.
- **Damage, impact damage or exposed cracks** were noted in areas. These areas and any others discovered during repairs should be repaired to help prevent moisture intrusion. Chapter 2.

4.4 Finishes

- Staining was noted in areas.
- EIFS appears to have been painted.

4.5 Flashing/Drainage Provisions

- Parapet wall or column cap flashing should cover the entire top of the parapet walls and column caps to protect wall cladding from moisture intrusion. As an alternative, if the client is willing to accept some additional risk of impact damage, the tops of the parapet walls and column caps may be sloped and protected with a double application of water proof base coat with embedded fiberglass reinforcement in each layer. Then apply a water proof finish coat. Finally, monitor and maintain the tops of the parapet walls and column caps. See detail 3.12.

Conclusion:

Much of the wall cladding installation appears to be functioning as intended. However, there were several items that need to be corrected at this time as described this report. A qualified exterior wall cladding contractor should perform the repairs to the wall cladding on this home. The repairs of the exterior cladding of this home should address all groups of items listed in the elevation sections above. The repairs should be inspected by an Independent Third Party Inspector to verify that the items of concern are corrected.

This document only reports on the condition of the house at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on. If more complete information is desired, you may want to consider a forensic inspection.

This inspection and report are not a warranty or guaranty, of any kind whatsoever, that all work and materials on this home are in complete conformity and compliance with installation specifications or that such installation and material will necessarily perform as intended.

As with all houses, routine inspections and maintenance are needed for the long-term performance of the house.

If you have any questions, please give us a call.

Sincerely,

[redacted]

Reviewed by:

[redacted]

Huffman Inspections Colorado, Inc.

Prepared Using HomeGauge http://www.HomeGauge.com