



Inspection Report

Mrs. Jane Doe

Mary Albers
Mary Albers

Property Address:

123 Anywhere
356yy Mo.



Complete Stucco Inspections

Kerry Paulsen
340 Lincoln Ridge Dr.
Macks Creek, MO 65786

573-836-5104

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Date: 7/20/2020	Time: 02:54 PM	Report ID:
Property: 123 Anywhere 356yy Mo.	Customer: Mrs. Jane Doe Mary Albers Mary Albers	Real Estate Professional: Jane Doe Jane Doe Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Type of building:

Single Family (2 story)

Style of Home:

Contemporary

Approximate age of building:

Under 10 Years

Home Faces:

SE

Temperature:

Over 65 (F) = 18 (C)

Weather:

Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Water Test:

I. EIFS exterior insulation and finishing system

EIFS is an abbreviation for, Exterior insulation and finishing system, it consists of a house wrap over the sub straight followed by a foam board or cement board, then a fiberglass reinforcing mesh, then a 1/8 inch base coat, followed by a finish coat



EIFS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

B. barrier EIFS(also know as traditional EIFS
direct apply(cement board):
what type of finish is used:
Barrier EIFS:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

II. TOPOGRAPHY(SLOPE)

The inspector will inspect the landscape grade, to see if the grade slopes away from the foundation



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

A. is the landscape or ground sloped away from the building

B. Does the EIFS terminate 6 inches above the ground

IN NI NP RR Items

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all landscaping slopes away from the foundation

III. FIREPLACE/CHIMNEY

The inspector will visually inspect all chimneys located on the roof, the see if the are properly flashed and the chimney caps are sealed properly

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

A. is the fireplace flashed
New:

B. is the cap sealed properly

C. does it show signs of water intrusion

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

All flashing and chimney caps are installed properly

IV. rain gutters and downspouts

the inspector will inspect all rain gutters and downspouts, and report if they are present and functioning properly



gutter downspouts

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

- A. are the rain gutters clear of debris**
- B. is there an underground drain field**
- C. do the downspouts drain at the foundation**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

all guttering and downspouts appear to be functioning correctly

V. roof flashing and diverters

The stucco inspector will physically inspect chimneys and fireplaces on roofs for the proper flashing, diverters, if needed, and chimney caps

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IN NI NP RR Items

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

VI. expansion/control joints

The inspector will inspect the EIFS wall cladding for proper expansion/control joints

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IN NI NP RR Items

A. are there expansion/control joints at the floor line

B. are they expansion/control joints on panels exceeding 144 s/f



B. Item 1(Picture)

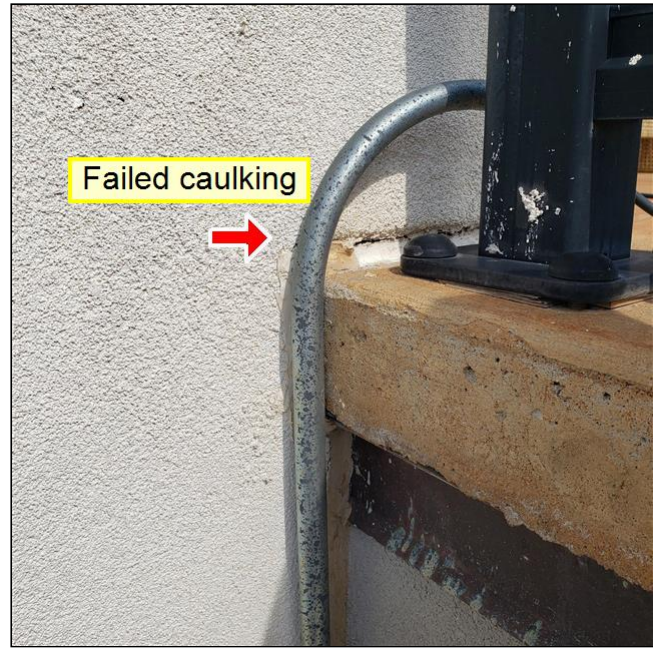
C. are there expansion/ control joints over windows and doors

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

VII. stucco terminations

the inspector will inspect all EIFS terminations (where EIFS end and a dissimilar material begins) and see if they are properly caulked



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IN NI NP RR Items

•				A. where stucco terminates to another product, is it caulked and sealed properly
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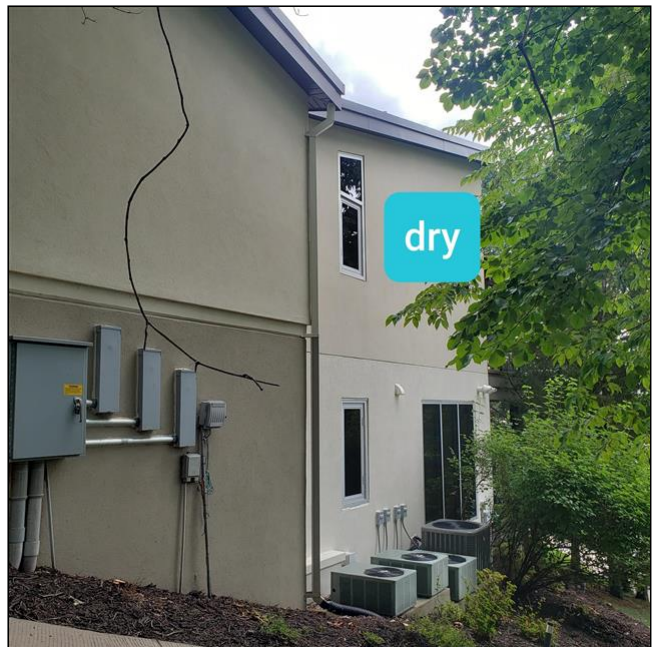
IN NI NP RR Items

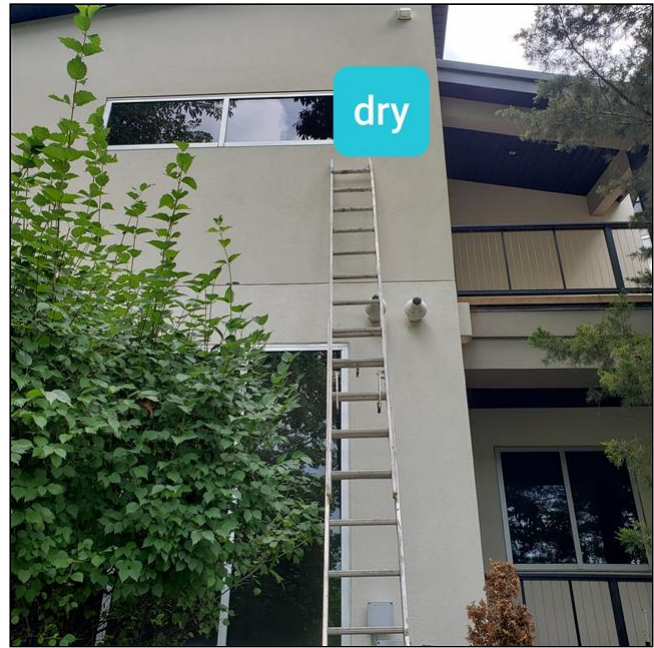
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I believe this reading is caused by the upper deck caulking and an area where the caulking has failed where this arrow points

VIII. windows and doors

The stucco Inspector will note which kind of window is install, the number of windows in said property, and if they are properly sealed and caulked





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IN NI NP RR Items

B. do windows so any sign of water intrusion

C. are windows caulked properly

IN NI NP RR Items

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There was a high reading in this corner, I recommend a qualified stucco contractor remove a small test area to inspect plywood and framing , then re-surfaced this area

There was also a high reading of over 20% in this corner on the lakeside

General Summary



Complete Stucco Inspections

**340 Lincoln Ridge Dr.
Macks Creek, MO 65786**

573-836-5104

Customer

Mrs. Jane Doe

Mary Albers

Mary Albers

Address

123 Anywhere
356yy Mo.

During my stucco inspection at 123 anywhere in Missouri, I performed several moisture readings using a moisture meter (probe). I found most readings to be normal, however there were 3 areas noted on this report that showed high moisture readings. First area was to the right of the front door at 21%. The second was on the lakeside below the lower windows. The third was on the lakeside upper deck. I recommend removing a small test area to further inspect the condition of the substrate (plywood) and framing for water intrusion and possible damage. The last high reading below the upper deck looks to be caused by some failed caulking. I recommend caulking the lakeside decks where the stucco meets the concrete. I also noticed that the caulking on the south side of the house by the jacuzzi. had failed. I recommend removing and replacing the caulking in this area. I would also like to note that there was an area on the lakeside where the stucco had been repaired, however the readings in this area were normal. Also, the caulking on the lakeside windows had been replaced recently.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

II. TOPOGRAPHY(SLOPE)

- A. is the landscape or ground sloped away from the building
Inspected

III. FIREPLACE/CHIMNEY

- A. is the fireplace flashed

Inspected

IV. rain gutters and downspouts

- A. are the rain gutters clear of debris

Inspected

VI. expansion/control joints

- A. are there expansion/control joints at the floor line

Inspected

VII. stucco terminations

- A. where stucco terminates to another product, is it caulked and sealed properly

Inspected

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Complete Stucco Inspections
340 Lincoln Ridge Dr.
Macks Creek, MO 65786

Inspection Date: 7/20/2020
Report ID:

573-836-5104

Inspected By: Kerry Paulsen

Customer Info:	Inspection Property:
<p>Mrs. Jane Doe</p> <p>Mary Albers Mary Albers 123 Anywhere anywher mo 123456</p> <p>Customer's Real Estate Professional: Jane Doe Jane Doe Realty</p>	<p>123 Anywhere 356yy Mo.</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,501 - 5,000	550.00	1	550.00
			Tax \$0.00
			Total Price \$550.00

Payment Method:

Payment Status:

Note: