



# Moisture Survey Inspection

**Date of Inspection:**

January 1, 2019

**For the property located at:**

123 Pleasant Lane  
Pleasantville, WA 98000

**Report prepared for:**

John Doe LLC



**Professional  
Memberships:**



PO Box 121 Edmonds WA 98020-0121 **Office:** 206.778.8042 **Inspector:** 206.255.7659  
**Website:** [www.soundexterior.com](http://www.soundexterior.com) **Office Email:** [info@soundexterior.com](mailto:info@soundexterior.com) **Inspector Email:** [doug@soundexterior.com](mailto:doug@soundexterior.com)

# Project Information

OWNER INFORMATION		CONTRACTOR INFORMATION	
Owners	John Doe LLC	Contractor	Joe Fix-It
Contact	John Doe	Contact	Joseph Smart
Property Address	123 Pleasant Lane	Contractors Address	123 Lookout Lane
City, State, ZIP	Pleasantville WA 98000	City, State, ZIP	Lookout WA 98999
Phone	206.999.9999	Phone	206.999.0000
Email	johndoe@me.com	Email	joefixit@fix-it.com
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior Cladding	EIFS Sprint Barrier System	Date of Inspection	January 1, 2019
Manufacturer	Dryvit	Inspector	Douglas A. Heck
Windows	Vinyl	Present at Inspection	John Doe
Underlying Substrate	Oriented Strand Board	Temperature	65 degrees
Age of Property	1995	Weather	Cloudy
Square Footage	Unknown	Last Rain	Within past 24 hours

Inspection Test Equipment				
Test Equipment Description		Test Range		
		Low	Medium	High
A	Tramex Interior Moisture Encounter	10-12	13-18	19-25
B	Tramex Exterior Wet Wall Detector	10 - 20	21-50	51-100
C	Delmhorst Moisture Probe Meter	8-15	16-24	25-40
D	Structural Resistance Tester (SRT)	>44 = Pass	<44 = Fail	Higher is better
<b>Important Note: Delmhorst Moisture Probe Meter used for inspection.</b>				
<p>The test equipment is used to help locate areas of concern. It must be understood that the test equipment is not an exact science but tools used as indicators of possible areas of concern. Due to the possibility of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is an issue, nor do negative readings necessarily mean there is not an issue. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected areas of concern and areas of non concern. This information is then used to help determine potential areas which may warrant more investigation.</p>				

# Summary Checklist

Sealant Joints	Good	Not Adequate	N/A	Comments
Sealant joints at window perimeters		x		Window perimeters need sealant joint application.
Sealant at window joints/miters			x	Vinyl windows.
Sealant joints at door heads & jambs		x		Door jambs need sealant joint application.
Sealant at door joints/miters			x	
Sealant joints at penetrations & terminations		x		Utility penetrations, vents, lights, railing attachments and awning fasteners need to be sealed as noted in reports.
Accents properly sloped			x	
Sealant joints at soffit and fascia board terminations			x	
Flashings/Diverter	Good	Not Adequate	N/A	Comments
Kickout flashings/roof/wall		x		Roof cap flashing laps need sealant joint application as noted in report.
Deck flashings		x		Recommend replacement of deck membranes due to installation defects and failure observed. Deck terminations need end dam flashing installation.
Other flashings			x	
Window head flashing		x		Sealant joint application at window heads in lieu of head flashings acceptable.
Door head flashing		x		Sealant joint application at door heads in lieu of head flashings acceptable.
Column flashing			x	
Terminations	Yes	No	N/A	Comments
EIFS terminated above grade	x			
EIFS terminated above concrete	x			

## Summary Checklist Continued

Miscellaneous	Yes	No	N/A	Comments
Evidence of sprinkler overspray		<b>x</b>		
Scuppers clean & functioning	<b>x</b>			
Downspout fasteners sealed			<b>x</b>	
Cracks or impact damage	<b>x</b>			Larger cracks need remediation as noted in report. Hairline cracks and impact damage will be remediated with application of base coat, mesh and finish coat application over entire system.
Exterior evidence of pest infestation		<b>x</b>		
Adequate slope of grade away	<b>x</b>			
Property located near body of water if yes, describe		<b>x</b>		

# Moisture Survey Inspection

Sound Exterior Inspections, LLC performed a moisture survey inspection on January 1, 2019 of the EIFS Sprint Barrier System installed on the building located at 123 Pleasantville Lane, Pleasantville, Washington at the request of John Doe, LLC.

## **Recommendations for remediation**

Below are the recommendations for remediation of the EIFS cladding based upon findings during inspection and industry standards to help protect the dwelling from moisture intrusion.

### **Deck membranes**

It is recommended that the deck membranes be replaced upon remediation of the EIFS cladding due to installation defects and failure observed as indicated in this report.

### **Expansion joints**

There are locations indicated in this report at dissimilar substrates (wood/concrete) that need expansion joint installation to accommodate movement to protect against cracking.

### **Intrusive evaluation**

It is recommended that intrusive evaluation be performed below deck terminations upon system remediation to determine the condition of the framing due to inconclusive probing results due to OSB substrate cut out to accommodate steel bracket installation.

### **PTAC**

The PTAC's need factory drip tubes installed to divert water away from the EIFS system.

### **Vents**

It is recommended that all vents be replaced upon remediation of EIFS cladding.

### **ReVyvit Solution 6**

Due to the extent of repairs required to remediate the EIFS cladding installed on this building, it is recommended that the ReVyvit Solution 6 by Dryvit protocol be utilized. This requires the entire system be cleaned prior to remediation. All areas of soft substrate and framing need to be removed and replaced. All areas of insufficiently fastened Sprint board need additional fasteners installed. All cracks need to be gouged and slivered with EPS prior to base coat, mesh and finish coat application. All sealant and sealant joints need to be remediated which will require the EIFS cladding to be cut back 7/8" at all penetrations and terminations and joints wrapped with base coat and mesh prior to installation of a 3/4" working sealant joint consisting of backer rod and silicone sealant. The entire system needs mesh application embedded into NCB, a 100% acrylic base coat manufactured by Dryvit, and finish coat application. It is required that this protocol be followed to obtain a 10 year system warranty.

### **ReVyvit Solution 6 information**

More information can be found at <http://www.dryvit.com/why-dryvit/our-solutions/revyvit-solution-6/> or contact Dryvit at 401.822.4100.

# Moisture Survey Inspection

## **Conclusion**

The purpose of this inspection is to identify as many existing issues with the exterior cladding as possible. All visible and readily accessible areas are inspected and the observations and opinions included in this report are in reference to the components and/or details that are readily accessible. It is not our contention, nor do we imply that an item or component not included in the inspection report is in satisfactory condition, nor do we warrant or guarantee any component or detail.

Intrusive inspections are not always deemed necessary and are not performed unless the inspector recommends, and the building owner requests such an inspection, and written approval is obtained to conduct such an inspection. Due to the foregoing, hidden defects may be present that cannot be visually observed or detected with testing equipment and it is important that the building owner understand that this inspection is of a limited survey nature and may not reveal the hidden defects that a comprehensive section by section intrusive evaluation of the exterior cladding might reveal, specifically the actual or threatened formation, growth, presence, release or dispersal of any fungi, molds, spores, or mycotoxins of any kind.

Our objective is to focus on likely areas of concern and inform the building owner/manager of areas of concern and areas that should be monitored as part of regular maintenance and repairs. The building owner/manager is encouraged to discuss the inspection process and/or inspection report with the inspector to have a good understanding of what the inspection covers and what is not possible to inspect in the process as we are not capable of a complete and full understanding of the exterior cladding in the period of time spent inspecting nor do we offer any form of guarantee or warranty for any component or detail.

## **Testing equipment**

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst Moisture Probe Meter. Moisture probing was conducted at areas determined by the inspector in accordance with probable areas of possible moisture intrusion and accepted industry standards. Moisture levels are affected by the ambient weather conditions and other factors which can result in variations between the readings taken on one day and readings taken in the same area on another day.

The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing members in the area tested at that given moment in time. These readings do not represent the absolute moisture content of the full thickness of the substrate or framing members. No judgment is intended or given for any areas not reported on.

## **Probe Meter Reading Ranges (for typical framing wood):**

8% - 15% = Normal

16% - 24% = Elevated, but not typically critical - rot is possible

25% - 30% = High, rot is likely to occur over time

31% and over = Saturated, rot will occur over time

# Moisture Survey Inspection

The above suggestions are based on our experience with building envelopes and industry standards. Sound Exterior Inspections, LLC makes no warranty whatsoever for the suggested repair methods. We recognize that there may be more than one way to effectively correct the reported issues. Remedial contractors should specify their proposed methods and any applicable warranty.

Please contact me directly at 206.255.7659 if you have any questions.

SOUND EXTERIOR INSPECTIONS, LLC

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Douglas A. Heck, Inspector

*The photographs contained herein are the property of Sound Exterior Inspections, LLC.*

# Elevations



FRONT



RIGHT



REAR LEFT



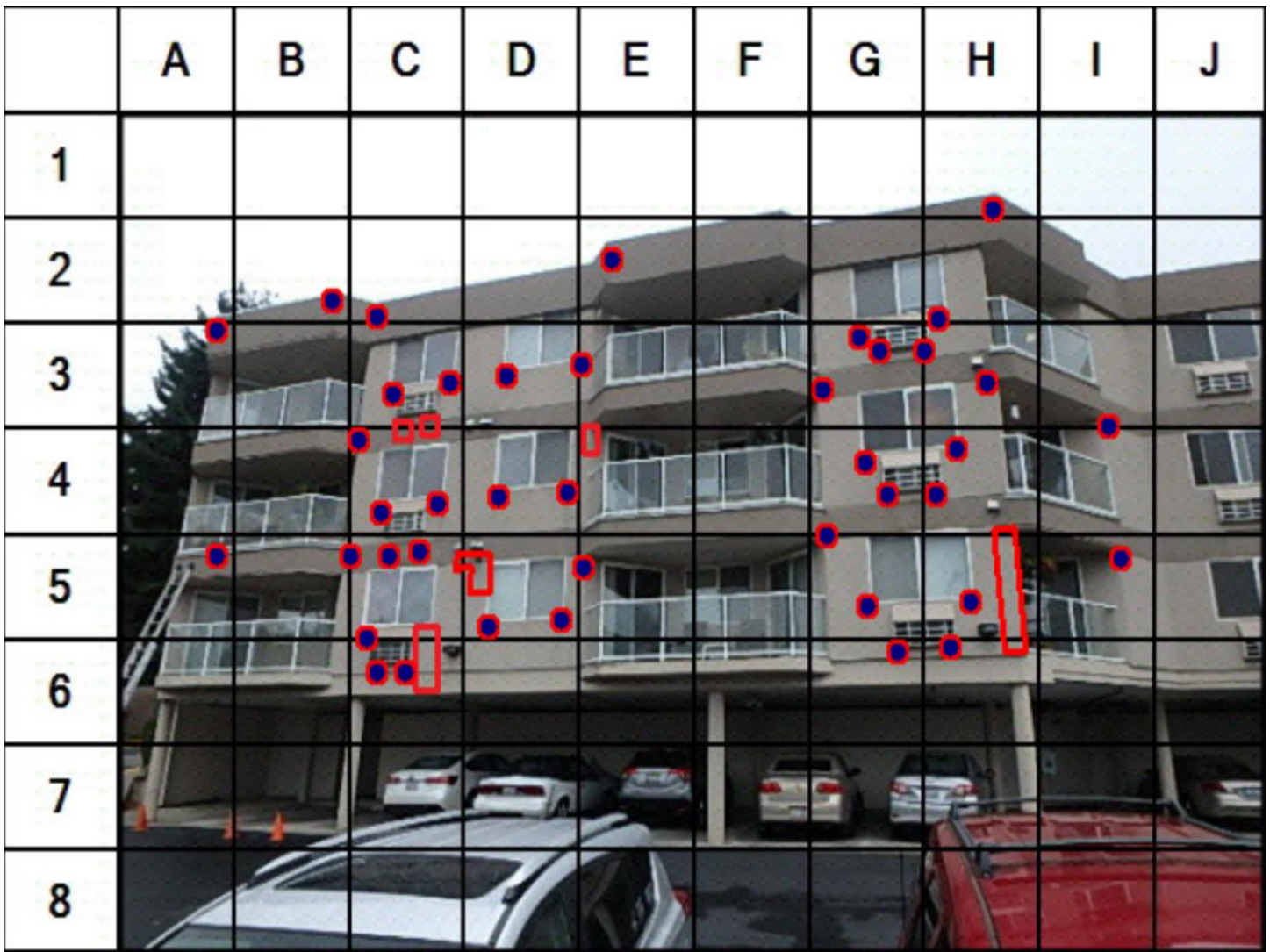
REAR RIGHT



LEFT



# Front Left Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
A3-H1	Roof cap flashings	8% - 14%	Firm	Roof cap flashings probed within low moisture range.
C3-H5	Windows	8% - 16%	Firm	Windows probed within low to medium moisture range.
C3-G6	PTAC	7% - 10%	Firm	PTACs probed within low moisture range.
A5	Railing attachment	9%	Firm	Railing attachment probed within low moisture range.
C4-I5	Deck terminations	7% - 11%	Firm	Deck terminations probed within low moisture range.
C3-C4	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C3-C5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C5-D6	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C5-C6	Soft substrate	12%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E4	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H4-H6	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Front Left Elevation Continued



7/8" EIFS needs to be removed at interior deck door head and jambs prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



7/8" EIFS needs to be removed at interior deck window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



Railing fasteners needs to be sealed; typical



Railing fasteners need to be sealed; typical



Deck termination needs end dam flashing installation; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical

# Front Left Elevation Continued



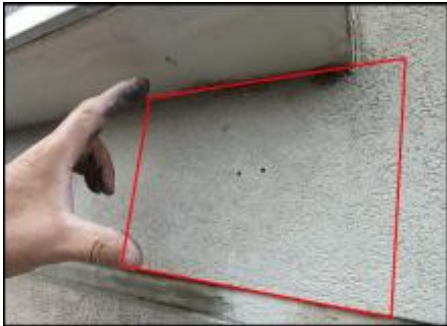
PTAC needs factory drip tubes installed to divert water away from system; typical



Approximate area of soft substrate needs to be removed and replaced (C4)



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



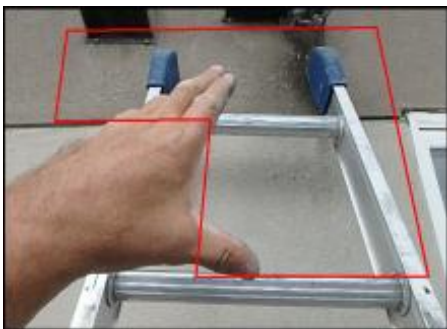
Approximate area of soft substrate needs to be removed and replaced (C3-C4)



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Approximate area of soft substrate needs to be removed and replaced (C5-C6)



Approximate area of soft substrate needs to be removed and replaced (C5-D5)



Approximate area of soft substrate needs to be removed and replaced (E4)



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical

# Front Left Elevation Continued



Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



Approximate area of soft substrate needs to be removed and replaced (H4-H6)



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application over entire system; typical



7/8" EIFS needs to be removed at vents prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vents upon system remediation; typical

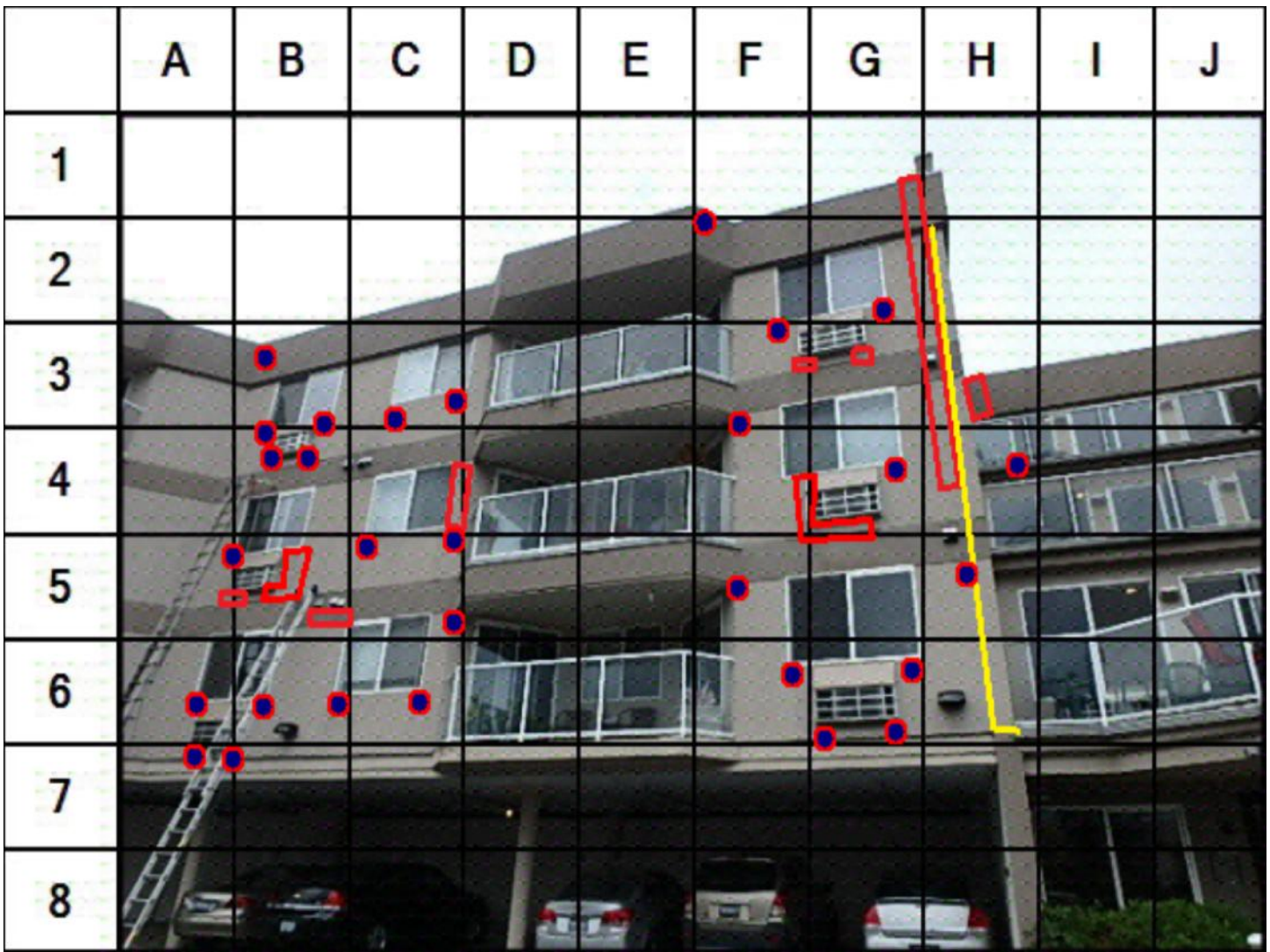


Recommend replacement of deck membrane due to installation defects and failure observed; typical



Crack needs to be gouged and slivered with EPS prior to panzer corner mesh application; typical

# Front Center Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B3-F2	Roof cap flashings	8% - 12%	Firm	Roof cap flashings probed within low moisture range.
B4-H4	Windows	7% - 15%	Firm	Windows probed with low moisture range.
B4-G6	PTAC	8% - 11%	Firm	PTACs probed with low moisture range.
F3-F5	Deck terminations	8% - 9%	Firm	Deck terminations probed with low moisture range.
A5-B5	Soft substrate	12%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C4-D4	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F3	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G3	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F4-G4	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G1-G4	Soft substrate	13%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H3	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Front Center Elevation Continued



Area of unattached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



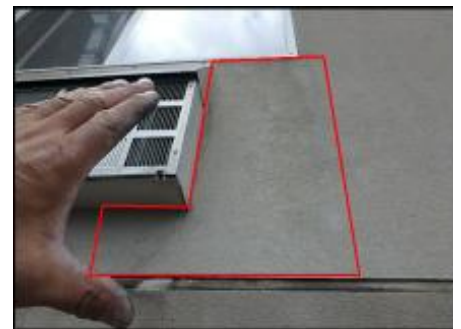
PTAC needs factory drip tubes installed to divert water away from system; typical



Cracks need to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical

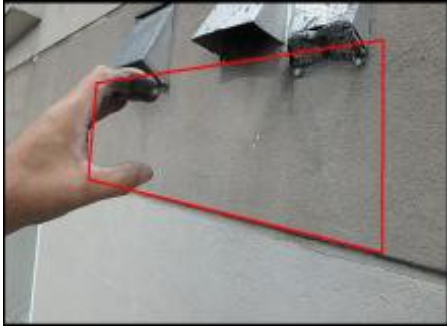


Approximate area of soft substrate needs to be removed and replaced (A5-B5)



Approximate area of soft substrate needs to be removed and replaced (B5)

# Front Center Elevation Continued



Approximate area of soft substrate needs to be removed and replaced (B5)



7/8" EIFS needs to be removed at vents prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vents upon system remediation; typical



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



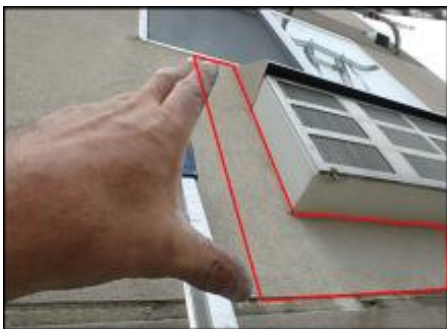
Approximate area of soft substrate needs to be removed and replaced (F3-G3)



Approximate area of soft substrate needs to be removed and replaced (G3)



Approximate area of soft substrate needs to be removed and replaced (D4-C4)



Approximate area of soft substrate needs to be removed and replaced (F4-G5)



Approximate area of soft substrate needs to be removed and replaced (G1-H4)



Deck termination needs end dam flashing installation; typical

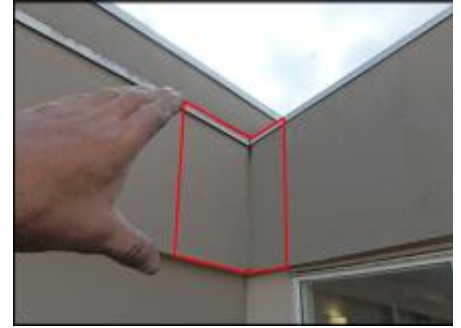
# Front Center Elevation Continued



Wood substrate to concrete substrate needs expansion joint installation (H2-H6)



Area of compression damage needs expansion joint installation (H6)



Approximate area of soft substrate needs to be removed and replaced (H3)



EIFS installed over concrete wall (H2-H6)



Head flashings installed at window heads; 3/4" sealant joint installed at window jambs and sills (H3-J3)



Sealant joint failure at window jamb needs to be removed and replaced (H3)



Sealant joint failure at door jamb needs to be removed and replaced (H3)



Deck membrane needs to be removed and replaced due to failure observed (H5-J6)



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



## Front Center Elevation Continued



Area of impact damage will be remediated with base coat, mesh and finish coat application over entire system; typical

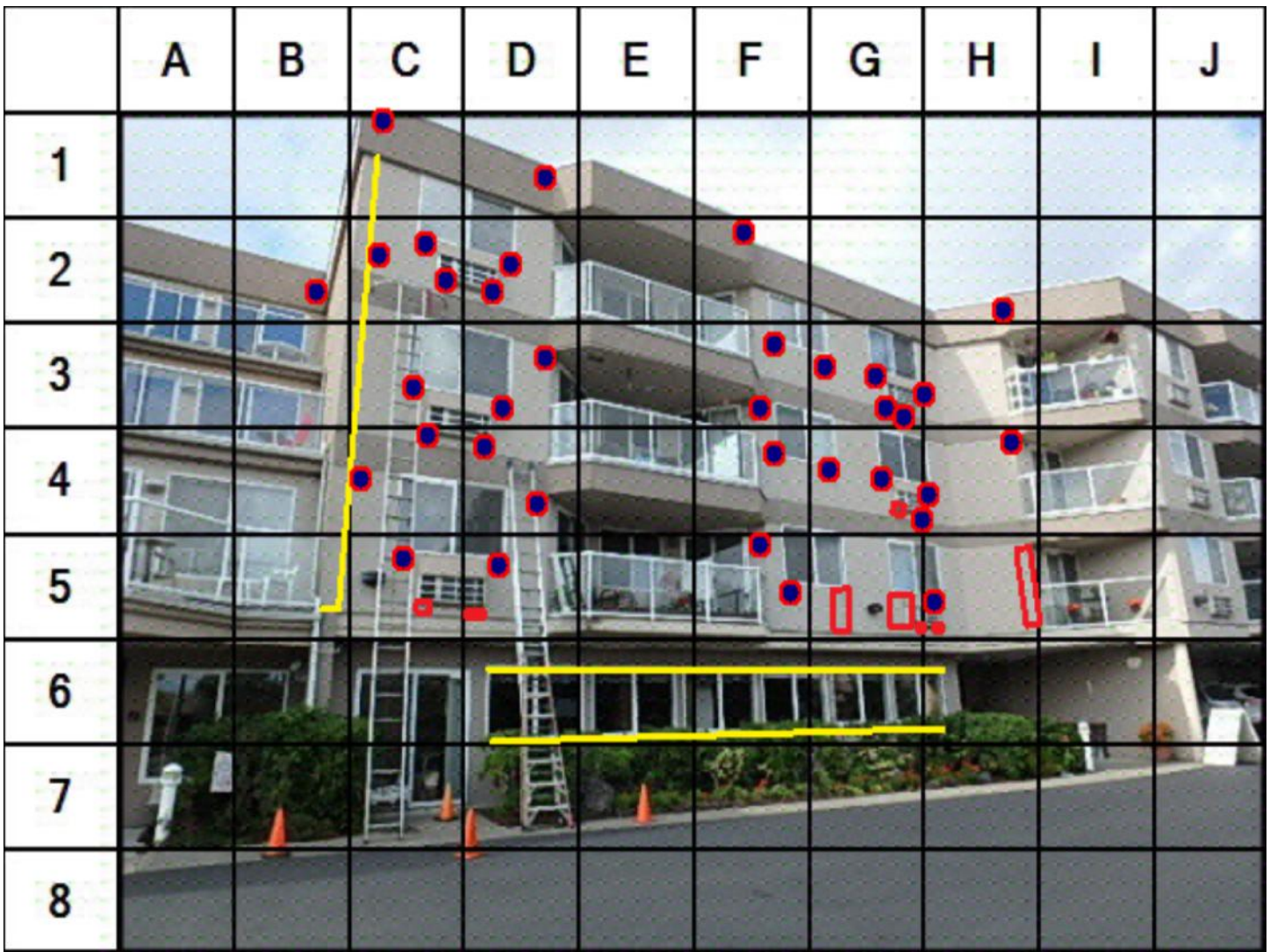


Recommend replacement of deck coat due to blistering observed (H4-J4)



Railing fasteners need to be sealed; typical

# Front Center Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B2-H2	Roof cap flashings	11% - 14%	Firm	Roof cap flashings probed within low moisture range.
C2-C4	Field readings	9% - 11%	Firm	Field readings probed within low moisture range.
C2-H5	Windows	8% - 14%	Firm	Windows probed within low moisture range.
C2-G4	PTAC	7% - 12%	Firm	PTAC's probed within low moisture range.
D3-H4	Deck terminations	12% - 15%	Firm	Deck terminations probed within low moisture range.
C5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D5	Soft substrate	13%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H5	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Front Center Elevation Continued



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC needs factory drip tubes installed to divert water away from system; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



EIFS applied over concrete substrate at wall (B2-B5)

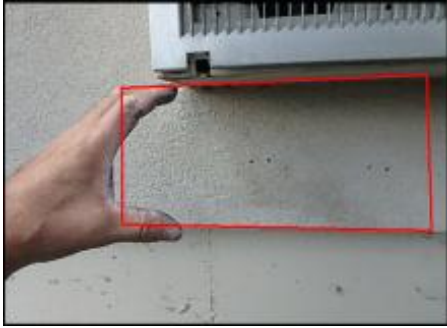


Hairline cracks will be remediated with application of base coat, mesh and finish coat application over entire system; typical

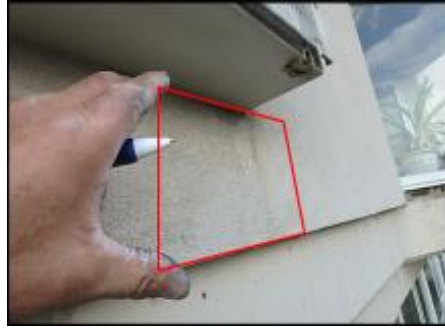


Concrete substrate to wood substrate needs expansion joint installation (C1-C5)

# Front Center Elevation Continued



Approximate area of soft substrate needs to be removed and replaced (C5)



Approximate area of soft substrate needs to be removed and replaced (D5)



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



Approximate area of soft substrate needs to be removed and replaced (H5)



Deck termination needs end dam flashing installation; typical



Deck fasteners need to be sealed; typical



Railing fasteners need to be sealed; typical



Recommend replacement of deck membrane due to installation defects and failure observed; typical

# Front Center Elevation Continued



Area of compression damage needs expansion joint installation (D6-H6)



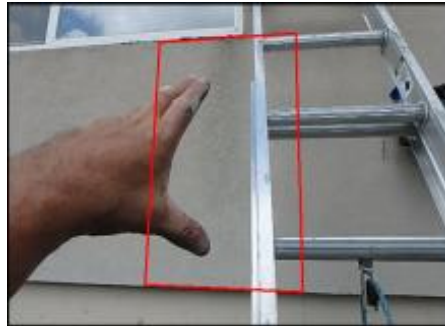
Window heads need expansion joint installation (D6-H6)



Window sills need expansion joint installation (D6-H6)



Cracks need to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Approximate area of soft substrate needs to be removed and replaced (G5)



Approximate area of soft substrate needs to be removed and replaced (G5)



Approximate area of soft substrate needs to be removed and replaced (G5)



Approximate area of soft substrate needs to be removed and replaced (H5)



Approximate area of soft substrate needs to be removed and replaced (H5)

## Front Center Elevation Continued



Area of compression damage needs expansion joint installation (H7)



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



Cracks need to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Compression damage needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application (J6)



7/8" EIFS needs to be removed at column prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application (J6-J7)



Larger crack at fascia needs to be gouged and slivered with EPS prior to panzer mesh corner installation due to lack of backing at framing members; typical

# Front Right Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B2-G1	Roof cap flashings	7% - 10%	Firm	Roof cap flashings probed within low moisture range.
A3-F6	Windows	9% - 12%	Firm	Windows probed within low moisture range.
A3-F7	PTAC	8% - 11%	Firm	PTACs probed within low moisture range.
B4	Field reading	16%	Firm	Field reading probed within medium moisture range.
B5-G5	Deck terminations	11% - 14%	Firm	Deck terminations probed within low moisture range.
A5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
A6	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B4	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F3	Soft substrate	13%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F4-F5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E6-F7	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.

## Front Right Elevation Continued



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



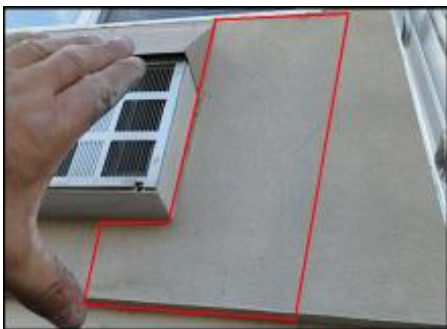
PTAC needs factory drip tubes installed to divert water away from system; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



Approximate area of soft substrate needs to be removed and replaced (A5)



Approximate area of soft substrate needs to be removed and replaced (A6)



Deck termination needs end dam flashing installation; typical



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



## Front Right Elevation Continued



Recommend replacement of deck membrane due to installation defects and failure observed; typical



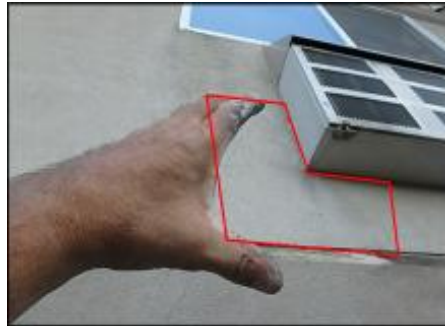
Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



Approximate area of soft substrate needs to be removed and replaced (B4)



Approximate area of soft substrate needs to be removed and replaced (F3)



Approximate area of soft substrate needs to be removed and replaced (F5-F6)



Approximate area of soft substrate needs to be removed and replaced (F5)



Approximate area of soft substrate needs to be removed and replaced (E6-F6)

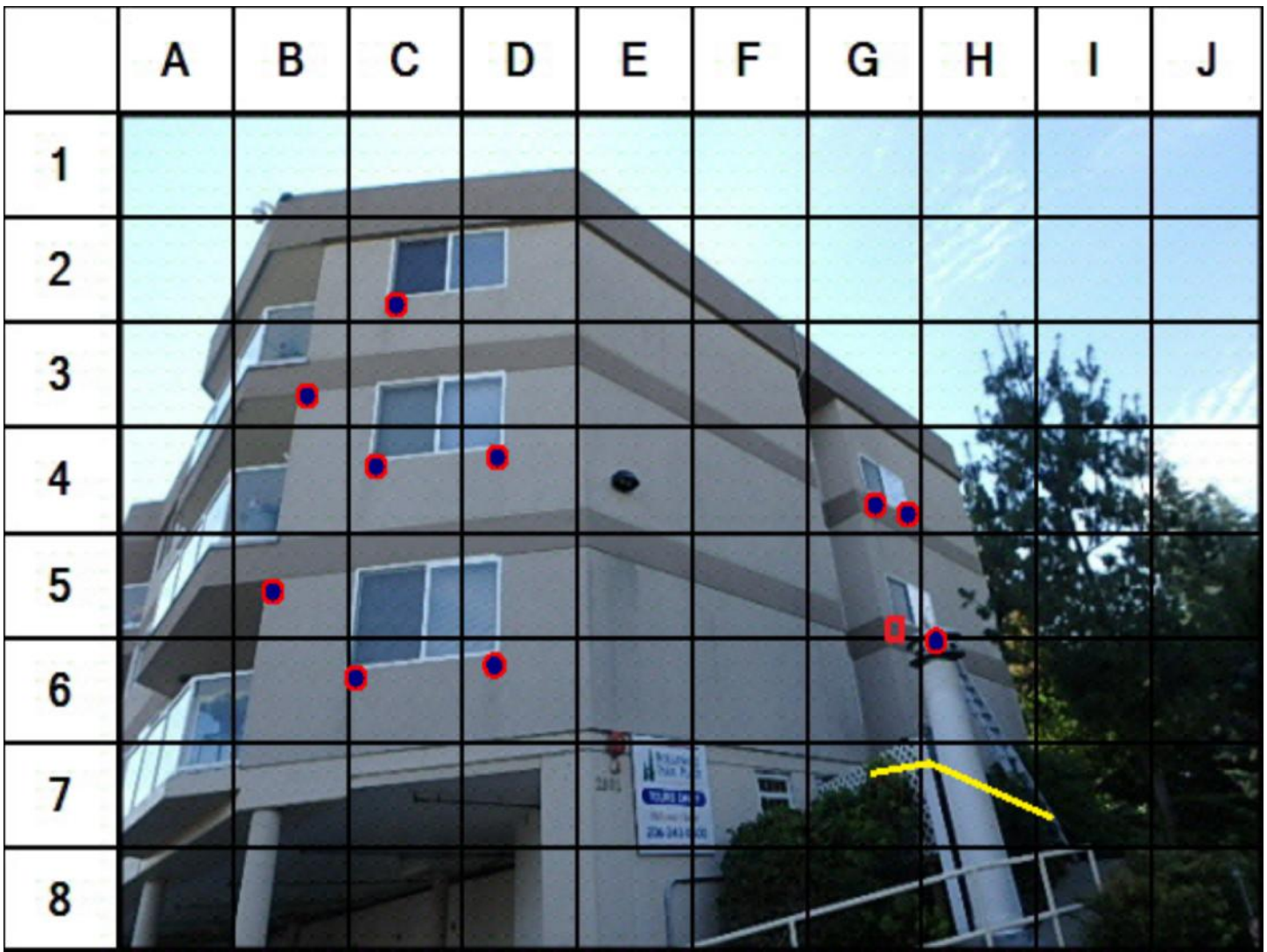


Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



Railing fasteners need to be sealed; typical

# Right Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B3-B5	Deck terminations	9% - 10%	Firm	Deck terminations probed within low moisture range.
C2-H6	Windows	7% - 12%	Firm	Windows probed within low moisture range.
G5-G6	Soft substrate	12%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Right Elevation Continued



Recommend replacement of deck membrane due to installation defects and failure observed; deck termination needs end dam flashing installed; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



Approximate area of soft substrate needs to be removed and replaced (G5)



7/8" EIFS needs to be removed at vent prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vent upon system remediation; typical



Door head needs drip flashing installation (H7)



7/8" EIFS needs to be removed at door jambs prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical (H7)



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical

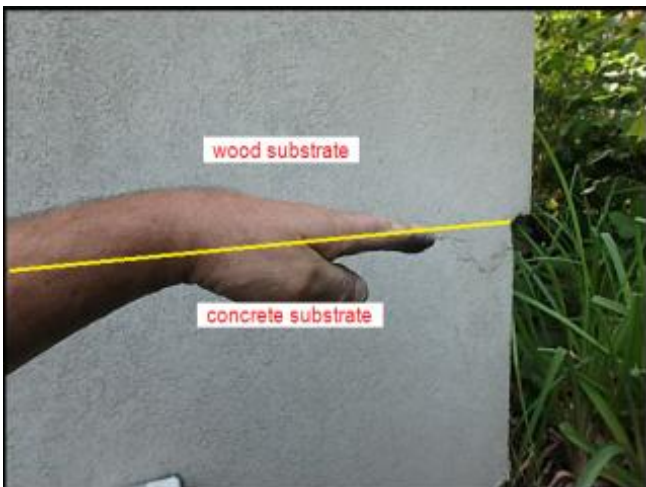
## Right Elevation Continued



Light penetration needs 3/4" sealant joint application subsequent system remediation; typical

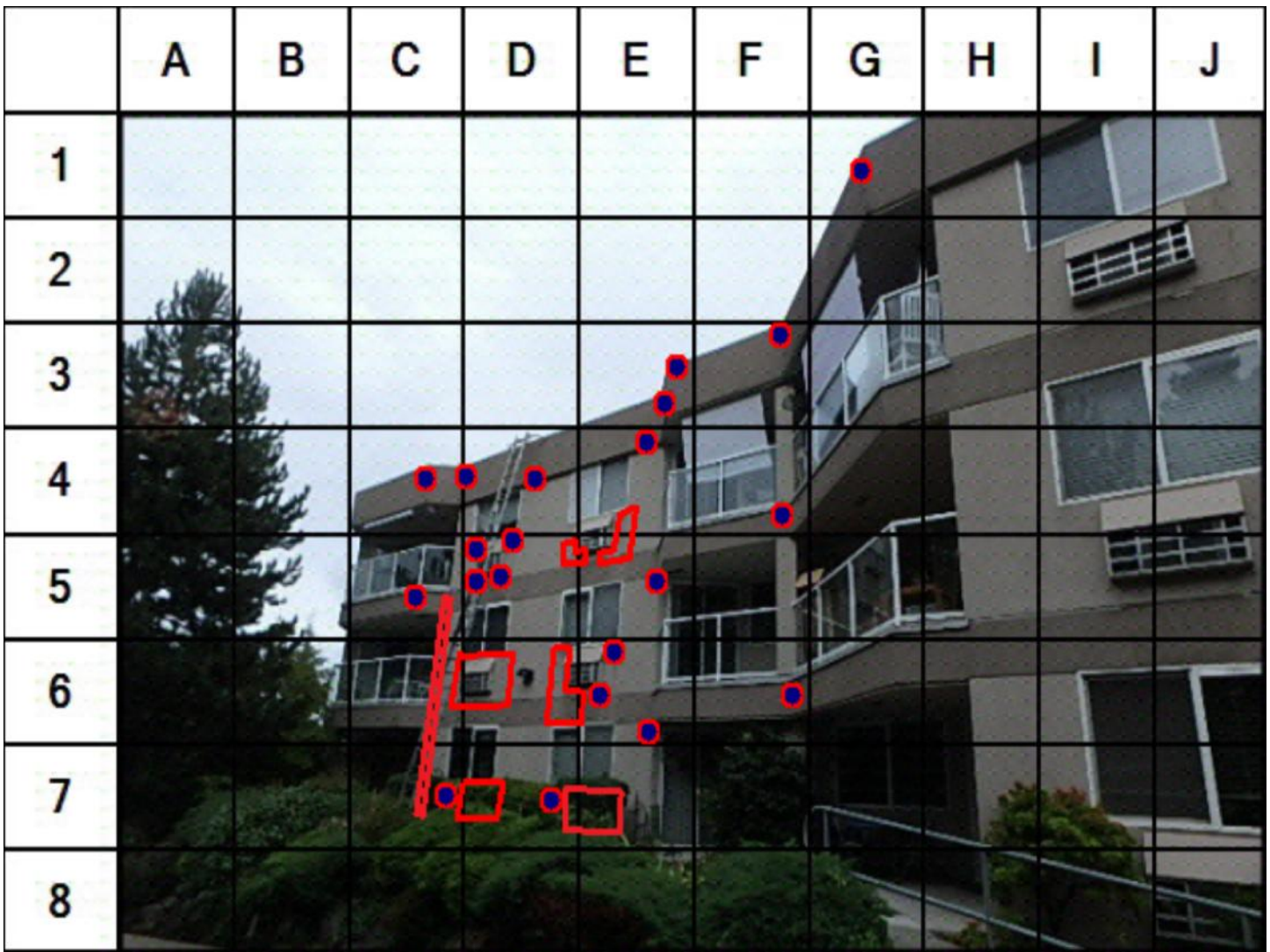


Compression observed at floor line at wood substrate to concrete substrate (I7)



Wood substrate to concrete substrate needs expansion joint installation (G7-I7)

# Rear Left Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C4-G1	Roof cap flashings	9% - 12%	Firm	Roof cap flashings probed within low moisture range.
C5	Deck attachment	12%	Firm	Deck attachment probed within low moisture range.
D5-E6	Windows	8% - 11%	Firm	Windows probed within low moisture range.
D5-E6	PTAC	13% -16%	Firm	PTACs probed within low to medium moisture range.
C5-C7	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C6-D6	Soft substrate	21%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C7-D7	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D4-E4	Base of system	10% - 8%	Firm	Base of system probed within low moisture range.
D5-E5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D6	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D7-E7	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E4-E5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E5-F6	Deck terminations	9%, 11%	Firm	Deck terminations probed within low moisture range.

# Rear Left Elevation Continued



Recommend replacement of deck membrane due to installation defects and failure observed; deck termination needs end dam flashing installation; typical



Railing fasteners need to be sealed; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC needs factory drip tubes installed to divert water away from system; typical



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical

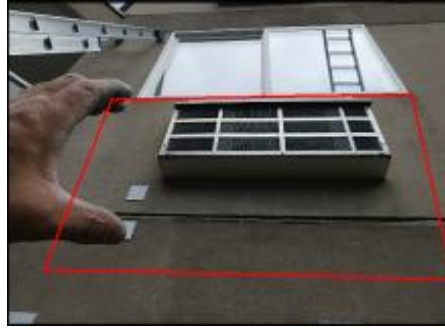


Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical

# Rear Left Elevation Continued



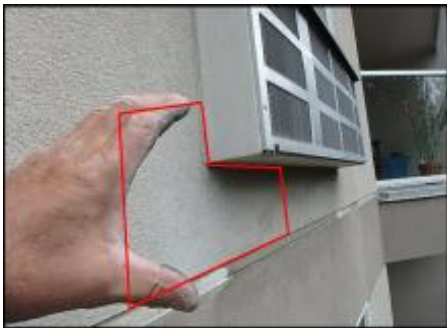
Approximate area of soft substrate needs to be removed and replaced (C5-C7)



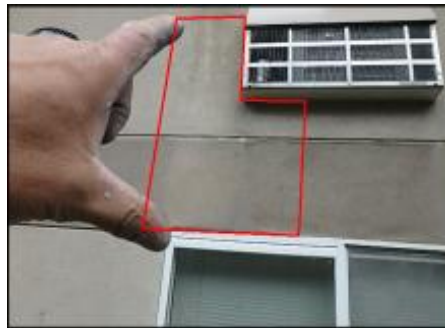
Approximate area of soft substrate needs to be removed and replaced (C6-D6)



Approximate area of soft substrate needs to be removed and replaced (C7-D7)



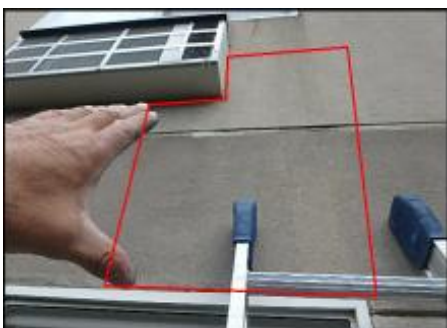
Approximate area of soft substrate needs to be removed and replaced (D5-E5)



Approximate area of soft substrate needs to be removed and replaced (D6)



Approximate area of soft substrate needs to be removed and replaced (D7-E7)



Approximate area of soft substrate needs to be removed and replaced (E4-E5)



Penetration needs sealant joint application; typical



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical

## Rear Left Elevation Continued



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



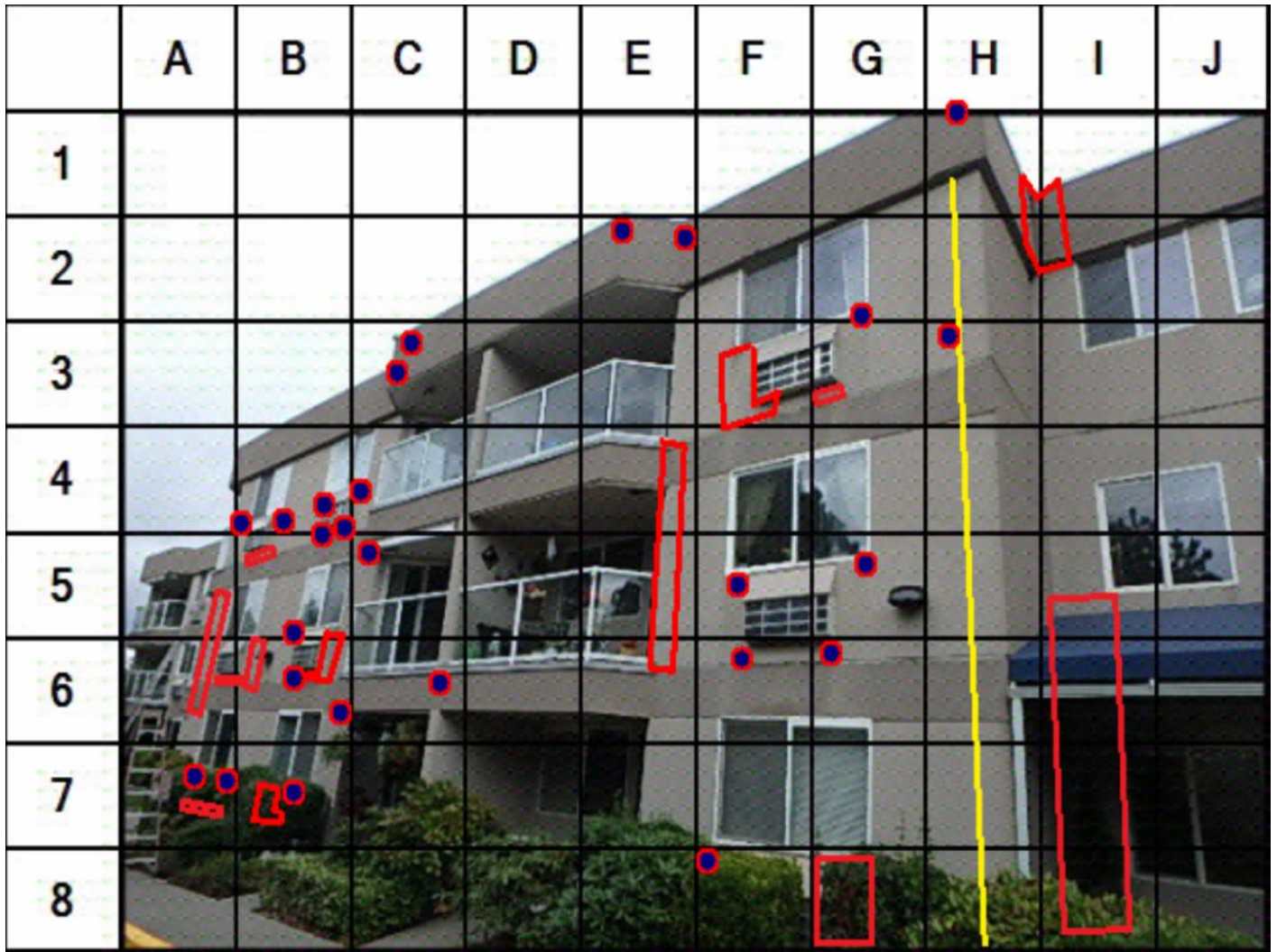
Recommend replacement of deck membrane due to installation defects and failure observed; typical



Larger crack at fascia needs to be gouged and slivered with EPS prior to panzer mesh corner installation due to lack of backing at framing members; typical



# Rear Center Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
A5-A6	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.
A6-B6	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
A7	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B4-G5	Windows	9% - 12%	Firm	Windows probed within low moisture range.
B5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B5-G6	PTAC	12% - 14%	Firm	PTACs probed within low moisture range.
B6	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B5-B6	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B6	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B7	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C3-H1	Roof cap flashings	12% - 14%	Firm	Roof cap flashings probed within low moisture range.
C3	Base of system	12%	Firm	Base of system probed within low moisture range.
C5-C6	Deck terminations	11% - 14%	Firm	Deck terminations probed within low moisture range.
E4-E6	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F3	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G3	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
G8	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H1-I2	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I5-I8	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.

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## Rear Center Elevation Continued



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC needs factory drip tubes installed to divert water away from system; typical



Hairline cracks will be remediated with application of base coat, mesh and finish coat application; typical



Recommend replacement of deck membrane due to installation defects and failure observed; deck termination needs end dam flashing installation; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical

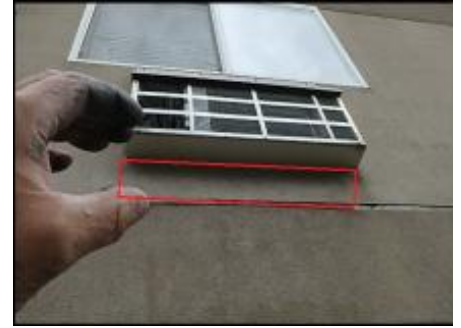
# Rear Center Elevation Continued



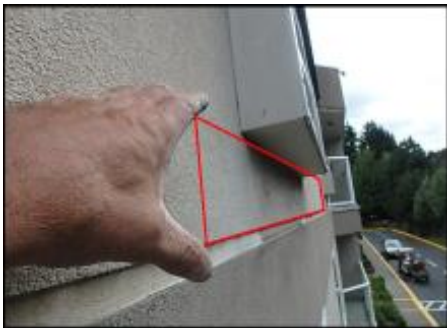
Approximate area of soft substrate needs to be removed and replaced (A5-A6)



Approximate area of soft substrate needs to be removed and replaced (A7)



Approximate area of soft substrate needs to be removed and replaced (A6-B6)



Approximate area of soft substrate needs to be removed and replaced (B5)



Approximate area of soft substrate needs to be removed and replaced (B6)



Approximate area of soft substrate needs to be removed and replaced (B6)



Approximate area of soft substrate needs to be removed and replaced (B7)



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical

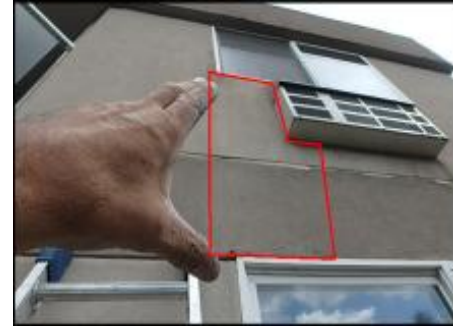
# Rear Center Elevation Continued



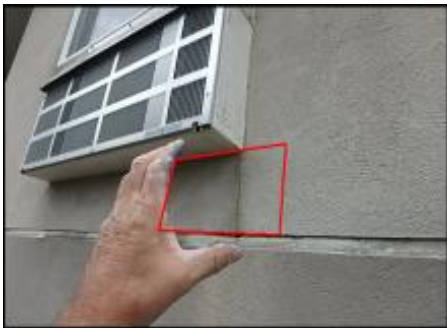
Recommend replacement of deck membrane due to installation defects and failure observed; typical



Approximate area of soft substrate needs to be removed and replaced (E4-E5)



Approximate area of soft substrate needs to be removed and replaced (F3)



Approximate area of soft substrate needs to be removed and replaced (G3)



Approximate area of soft substrate needs to be removed and replaced (G8)



Movement crack observed at wood substrate to concrete substrate (H1-H3)



Wood to concrete substrate needs expansion joint installation (H1-H8)



Approximate area of soft substrate needs to be removed and replaced (H1-I2)



Awning to EIFS needs sealant joint application (I5-J5)

## Rear Center Elevation Continued

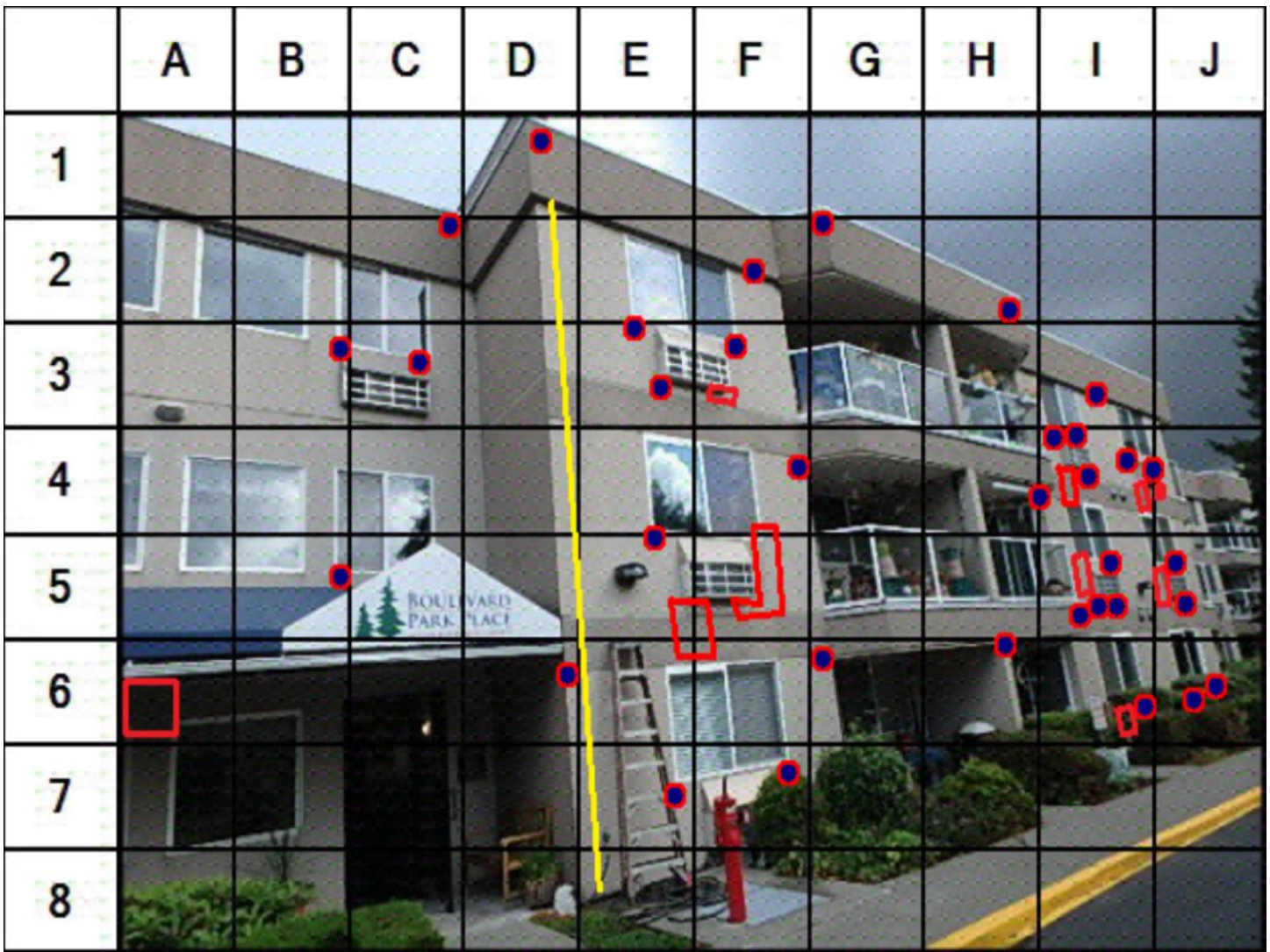


Awning fastener needs sleeve set in bed of sealant application; typical



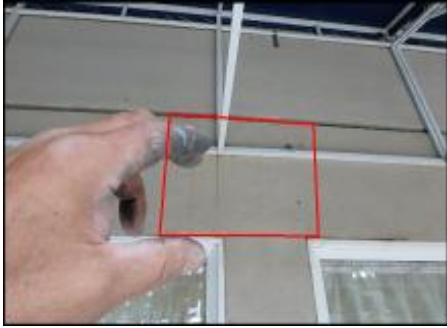
Approximate area of soft substrate needs to be removed and replaced (I5-I8)

# Rear Center Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
A6	Soft substrate	13%	Soft	Approximate area of soft substrate needs to be removed and replaced.
B3-J6	Windows	11% - 15%	Firm	Windows probed within low moisture range.
C2-H2	Roof cap flashings	8% - 11%	Firm	Roof cap flashings probed within low moisture range.
D6	Awning termination	9%	Firm	Awning termination probed within low moisture range.
E3-J6	PTAC	8% - 11%	Firm	PTACs probed within low moisture range.
E5-G6	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F2	Base of system	12%	Firm	Base of system probed within low moisture range.
F3	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F4-F5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
F4-I5	Deck terminations	10% - 14%	Firm	Deck terminations probed within low moisture range.
I4	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I6	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I4	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
J4	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.
J5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Rear Center Elevation Continued



Approximate area of soft substrate needs to be removed and replaced (A6)



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC needs factory drip tubes installed to divert water away from system; typical



Concrete substrate to wood substrate needs expansion joint installation (D1-E8)



Approximate area of soft substrate needs to be removed and replaced (F3)



Approximate area of soft substrate needs to be removed and replaced (E5-F6)



Approximate area of soft substrate needs to be removed and replaced (F5)

# Rear Center Elevation Continued



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



Recommend replacement of deck membrane due to installation defects and failure observed; deck termination needs end dam flashing installation; typical



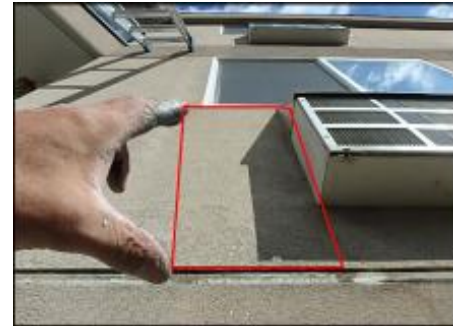
7/8" EIFS needs to be removed at interior deck door head and jambs prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



7/8" EIFS needs to be removed at interior deck window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



Approximate area of soft substrate needs to be removed and replaced (I4)



Approximate area of soft substrate needs to be removed and replaced (I5)



Approximate area of soft substrate needs to be removed and replaced (I6)



Approximate area of soft substrate needs to be removed and replaced (I4)



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



# Rear Center Elevation Continued



7/8" EIFS needs to be removed at vents prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vents upon system remediation; typical



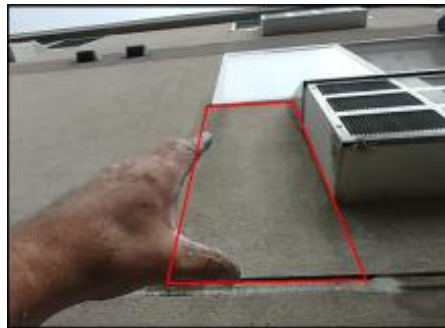
Recommend replacement of deck membrane due to installation defects and aging; typical



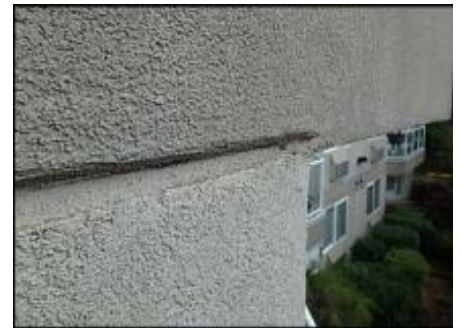
Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



Approximate area of soft substrate needs to be removed and replaced (J4)



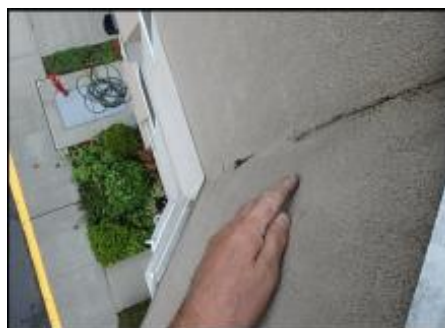
Approximate area of soft substrate needs to be removed and replaced (J5)



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical

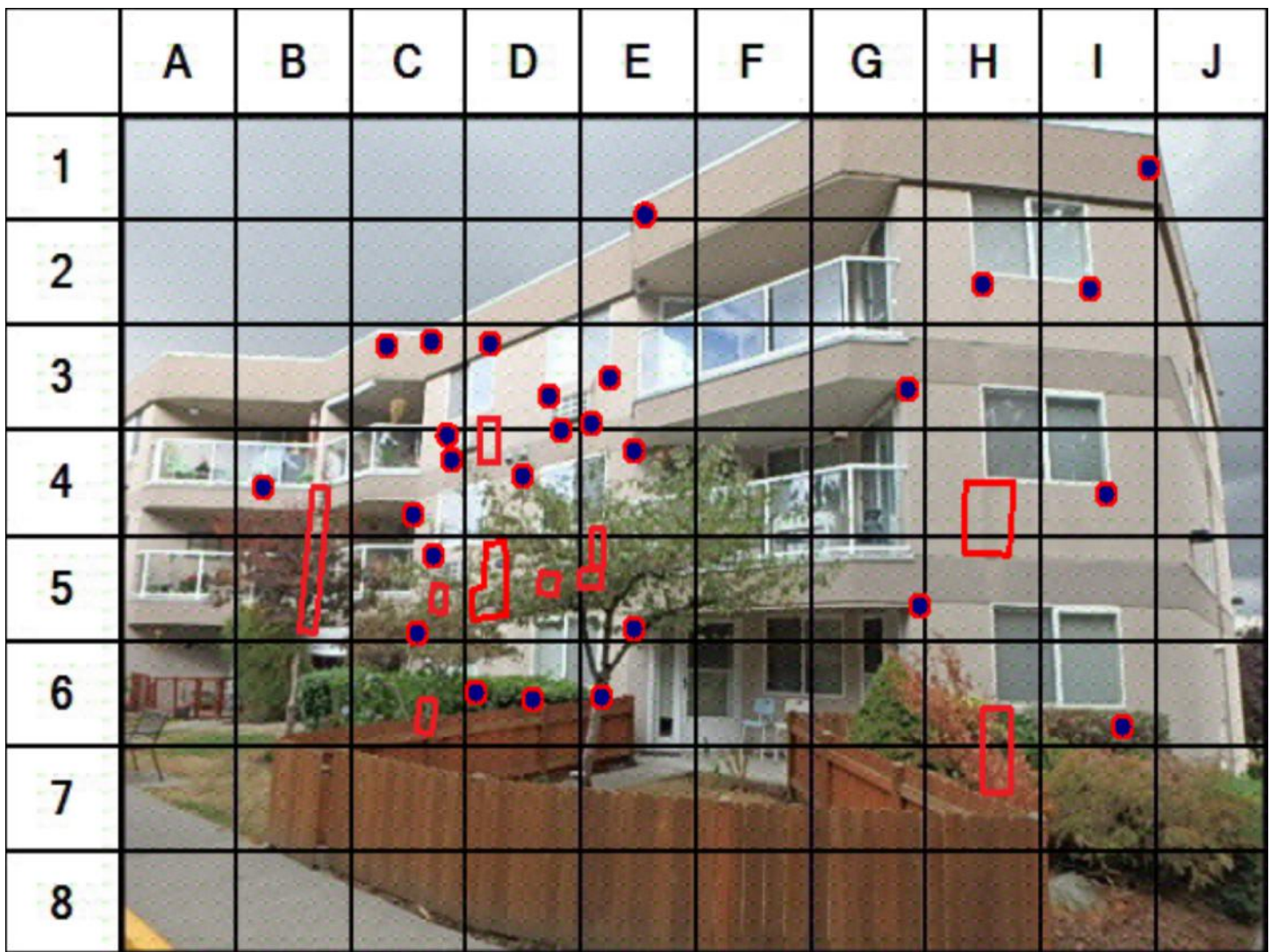


Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



Larger crack at fascia needs to be gouged and slivered with EPS prior to panzer mesh corner installation due to lack of backing at framing members; typical

# Rear Right Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B4	Railing attachment	8%	Firm	Railing attachment probed within low moisture range.
B4-B5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C3-E1	Roof cap flashings	10% - 12%	Firm	Roof cap flashings probed within low moisture range.
C4-I6	Windows	10% - 15%	Firm	Windows probed within low moisture range.
C4-E3	PTAC	12% - 16%	Firm	PTACs probed within low moisture range.
C4-G5	Deck terminations	8% - 12%	Firm	Deck terminations probed within low moisture range.
C5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
C6	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D3	Base of system	11%	Firm	Base of system probed within low moisture range.
D3-D4	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D4	Vents	12%	Firm	Vents probed within low moisture range.
D5	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.
D5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E4-E5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
E5	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H4-H5	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H6-H7	Soft substrate	16%	Soft	Approximate area of soft substrate needs to be removed and replaced.

## Rear Right Elevation Continued



Recommend replacement of deck membrane due to installation details and aging; typical



Deck termination need end dam flashing installation; typical



Inconclusive probing results below deck due to OSB substrate cut out to accommodate steel bracket installation; recommend random intrusive evaluation upon system remediation to determine framing condition; typical



Wood rot detected at deck substrate (B4)



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



PTAC shroud terminations need remediation to accommodate 1/2" sealant joint application; typical



7/8" EIFS needs to be removed at PTAC perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical

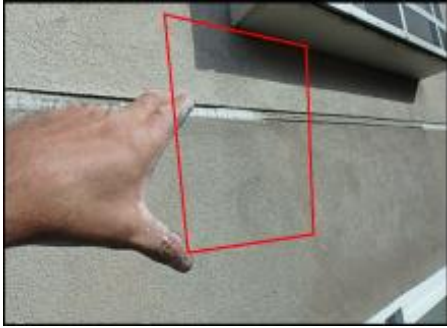


PTAC needs factory drip tubes installed to divert water away from system; typical



Approximate area of soft substrate needs to be removed and replaced (B4-B5)

# Rear Right Elevation Continued



Approximate area of soft substrate needs to be removed and replaced (C5)



Approximate area of soft substrate needs to be removed and replaced (C6)



Area of insufficiently attached EIFS needs fasteners installed prior to base coat, mesh and finish coat application; typical



Approximate area of soft substrate needs to be removed and replaced (D3-D4)



Approximate area of soft substrate needs to be removed and replaced (D5)



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



7/8" EIFS needs to be removed at vents prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vents upon system remediation; typical



Penetration needs sealant joint application; typical

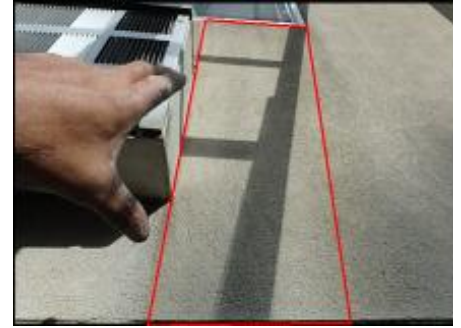
## Rear Right Elevation Continued



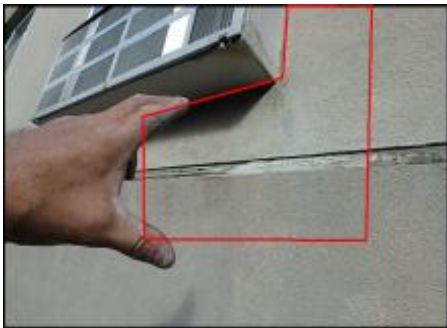
Penetrations will be remediated with application of base coat, mesh and finish coat application over entire system; typical



Approximate area of soft substrate needs to be removed and replaced (D5)



Approximate area of soft substrate needs to be removed and replaced (E5)



Approximate area of soft substrate needs to be removed and replaced (E5)



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical

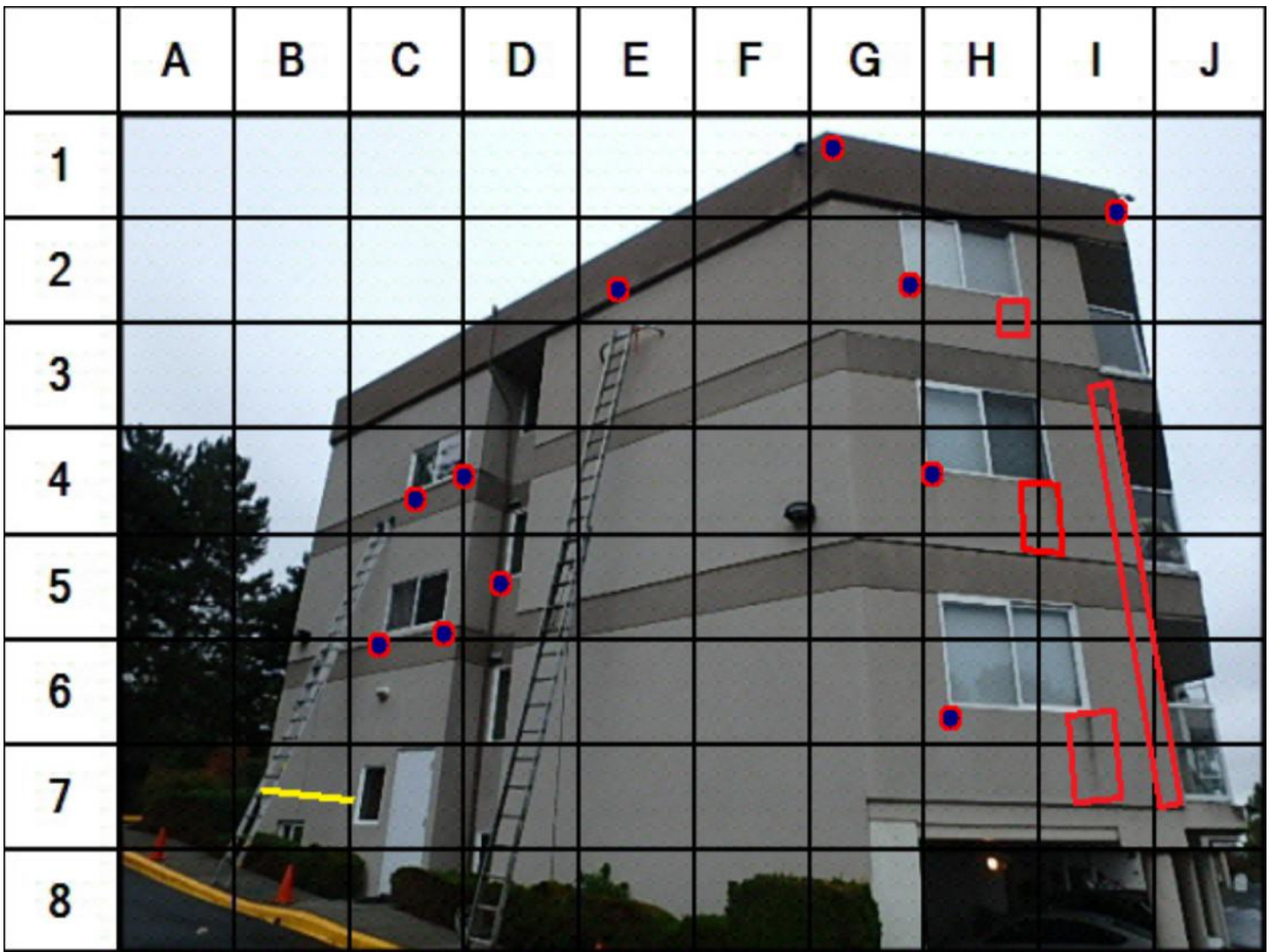


Approximate area of soft substrate needs to be removed and replaced (H4-H5)



Approximate area of soft substrate needs to be removed and replaced (H6-H7)

# Left Elevation



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C4-H6	Windows	8% - 14%	Firm	Windows probed within low moisture range.
E2	Base of system	9%	Firm	Base of system probed within low moisture range.
G1-I1	Roof cap flashings	9% - 9%	Firm	Roof cap flashings probed within low moisture range.
H2-H3	Soft substrate	15%	Soft	Approximate area of soft substrate needs to be removed and replaced.
H4-I5	Soft substrate	14%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I6-I7	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.
I3-J7	Soft substrate	17%	Soft	Approximate area of soft substrate needs to be removed and replaced.

# Left Elevation Continued



Hairline cracks will be remediated with application of base coat, mesh and finish coat application over entire system; typical



Wood substrate to concrete substrate needs expansion joint installation (B7)



Head flashing with sealant end dams installed at remediated windows (C4-C7)



Sealant failure observed at window jambs and sill (C4-C7)



Floor line flashing not adequately extended over EIFS needs sealant joint application (B5-G5)



Floor line flashing not adequately extended over EIFS needs sealant joint application (B5-G5)



Floor line flashing lap needs to be sealed; typical



Sealant at floor line expansion joint needs to be removed and EIFS removed at base of joint prior to base coat, mesh and silicone sealant joint application; typical



7/8" EIFS needs to be removed at vents prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; recommend replacing vents upon system remediation; typical

## Left Elevation Continued



7/8" Sprint board application does not allow for minimum 3/4" foam at base of v-groove; hairline cracks observed; detail needs bond breaker tape and silicone sealant joint application; typical



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application (D3-I6)



Head flashing with sealant end dams installed at door (C7)



7/8" EIFS needs to be removed at door jambs prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application (C7-C8)



Floor line expansion joint lacks sealant joint application (G5-I5)



7/8" EIFS needs to be removed at window perimeter prior to base coat and mesh application to accommodate 3/4" silicone sealant joint application; typical



Crack needs to be gouged and slivered with EPS prior to base coat, mesh and finish coat application; typical



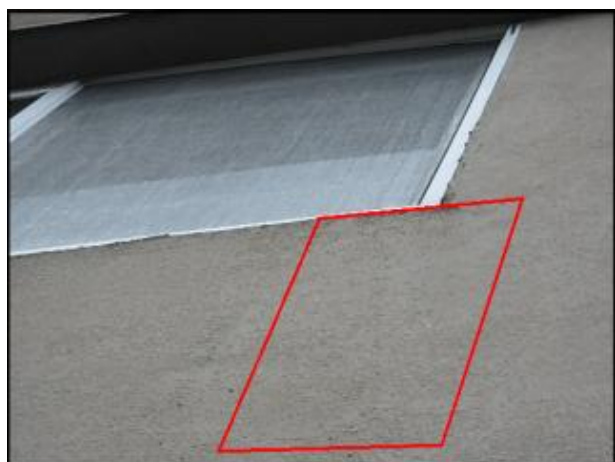
Recommend replacement of deck membrane due to installation defects and failure observed; deck termination needs end dam flashing installation; typical



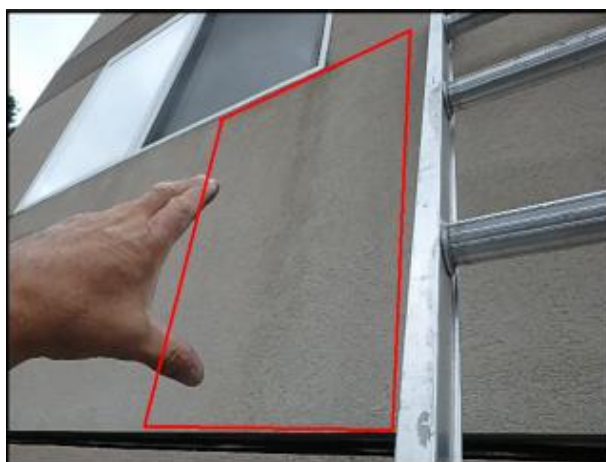
Railing fasteners need to be sealed; typical



## Left Elevation Continued



Approximate area of soft substrate needs to be removed and replaced (H2)



Approximate area of soft substrate needs to be removed and replaced (H4-15)



Approximate area of soft substrate needs to be removed and replaced (I6-17)



Approximate area of soft substrate needs to be removed and replaced (I3-J7)



Larger crack at fascia needs to be gouged and slivered with EPS prior to panzer mesh corner installation due to lack of backing at framing members; typical