



Moisture Survey Inspection Report

Date of Inspection:

January 1, 2017

For the property located at:

123 Pleasant Lane
Pleasantville, Washington, 98999

Report prepared for:

John and Jane Doe



Professional Memberships:



130 2nd Avenue N #121 Edmonds WA 98020-0121 Phone: 206.778.8042 Fax: 425.744.6068 Inspector: 206.255.7659
Website: www.soundexterior.com Office Email: pamela@soundexterior.com Inspector Email: doug@soundexterior.com

Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners	Murphy	Buyers	John and Jane Doe
Property Address	123 Pleasant Lane	Buyers Address	321 15th Avenue
City, State, ZIP	Pleasantville WA 98999	City, State, ZIP	Pleasantville WA 98999
Phone	206.898.8989	Phone	206.898.9999
Email	murphy@me.com	Email	john.jane@doe.com
Listing Agent	Julie Sales	Buyers Agent	Dan Good
Realty Company	Julie Realty Company	Realty Company	Dan Good Homes
Phone	206.998.8989	Phone	206.889.8888
Email	jsales@julierealty.com	Email	d.good@homes.com
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior Cladding	EIFS Barrier System	Date of Inspection	January 1, 2017
Manufacturer	Dryvit	Inspector	Douglas A. Heck
Mesh	Blue	Present at Inspection	Buyers, sellers, buyers' agent
Underlying Substrate	Plywood	Temperature	42 degrees
Age of Property	1992	Weather	Cloudy
Square Footage	5,100	Last Rain	Within past week

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
Important Note: Delmhorst Moisture Probe Meter used for inspection.				
<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			
Sealant at window joints/miters	x			
Sealant joints at door jambs & heads		x		Area of sealant joint failure at door jamb at rear right elevation needs touch-up.
Sealant at door joints/miters	x			
Sealant joints at breaches and penetrations		x		Utility penetrations noted in report need sealant joint application. Light penetrations need to be sealed. EIFS terminations to brick noted in report need sealant joint application.
Accents properly sloped		x		Non-sloped deck caps need elastomeric coating application.
Sealant joints at soffit and fascia board terminations		x		Sealant joint failure at fascia termination at rear left elevation needs remediation.
Flashings/Diverter	Good	Not Adequate	N/A	Comments
Kickout flashings/roof/wall		x		Roof terminations noted in report need flashings installed. Roof step flashing at left left elevation needs sealant joint application.
Deck flashings	x			
Other attachment flashings			x	
Chimney cap	x			
Chimney cricket			x	
Window head flashing		x		Sealant joints installed at window heads in lieu of drip flashings acceptable.
Door head flashing		x		Sealant joints installed at door heads in lieu of drip flashings acceptable.
Column flashing			x	
Terminations	Yes	No	N/A	Comments
EIFS terminated above grade	x			
EIFS terminated above concrete		x		Areas where concrete is poured to base of system can be remediated with sealant joint application.

Summary Checklist Continued

Miscellaneous	Yes	No	N/A	Comments
Evidence of sprinkler overspray		x		
Gutters clean & functioning		x		Leak at gutter end caps noted in report need remediation.
Downspout fasteners sealed		x		
Cracks or impact damage	x			Cracking observed at deck wall and cap needs to be remediated with elastomeric coating application. Areas of impact damage need remediation.
Exterior evidence of pest infestation		x		
Adequate slope of grade away	x			
Crawlspace inspection made		x		
Property located near body of water if yes, describe		x		

Moisture Inspection Summary

Sound Exterior Inspections, LLC performed a moisture survey inspection on January 1, 2017 of the Dryvit Barrier System installed on the dwelling located at 123 Pleasant Lane, Pleasantville, Washington at the request of John and Jane Doe.

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.

Concrete poured to base of system

There are areas indicated in this report where the concrete is poured to the base of system. This practice does not adhere to industry standards; however, due to low moisture readings obtained in these areas, this detail can be remediated with sealant joint application to protect against moisture intrusion.

Deck caps (non-sloped)

The non-sloped deck caps at the rear right and left left elevations need to be remediated with elastomeric coating application to protect against moisture saturation.

Deck caps and walls (cracks)

The cracking at the deck caps and walls as indicated in this report can be remediated with elastomeric coating application to protect against moisture intrusion.

Gutter end caps

There are two gutter end caps that need to be sealed to prevent further leaking.

Impact damage

There are areas of impact damage as indicated in this report that need to be remediated.

Roof (dead valley)

The dead valley at the roof at the rear left elevation needs to be cleared of debris to allow for drainage. Further evaluation of this area by a roofing contractor is recommended to determine necessary remediation to allow for unobstructed water flow to the gutter.

Roof terminations (exposed Sprint board, EPS)

The areas of exposed Sprint board and EPS at the roof terminations indicated in this report need base coat and mesh application to protect against moisture intrusion.

Roof terminations (kickout flashings)

The gap at the roof termination at the front right elevation needs a flashing installed, and the roof termination at the rear left elevation needs a one-piece (seamless) kickout flashing installed.

Sealant information

There are utility penetrations and areas where the EIFS is terminated to the brick that need sealant joint application. There is one area of sealant joint failure at the door jamb at the rear right elevation that needs to be remediated and all light penetrations need to be sealed.

Moisture Inspection Summary

The EIFS manufacturer specifications require 1/2" working sealant joint consisting of backer rod and sealant. If this cannot be achieved, it is recommend that bond breaker tape and sealant be used to achieve a 1/2" working joint. When sealing window perimeters, great care should be taken to ensure weep holes are not sealed.

Any areas below the roof line where EIFS terminates at another material needs to be sealed. This includes window perimeters, door heads and jambs, flashings, utility penetrations, vents, light penetrations and any other type of penetrations and breaches to the EIFS cladding.

Great care should be exercised in choosing the appropriate sealant. Each sealant manufacturer has recommendations about how their particular sealant should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the sealant and enhance its ability to protect your dwelling.

Soft substrate

There is one area indicated in this report where soft substrate was detected upon probing. This area will need to be removed and explored further to determine the extent of damage and necessary remediation.

Wood rot

There are areas of wood rot at the window at the rear left elevation that need to be remediated to protect against moisture intrusion.

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 buyer requests such an inspection, and written approval is obtained from the current homeowner 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 buyer understand that this inspection is of a limited survey nature and may not reveal the hidden defects that a comprehensive section by section invasive examination 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 buyer of areas of concern and areas that should be monitored as part of regular maintenance and repairs. The buyer 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.

Moisture Inspection Summary

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

The above suggestions are based on our experience with EIFS and industry standards. Sound Exterior Inspections, LLC makes no warranty whatsoever for the suggested remedial methods. We recognize that there may be more than one way to effectively correct the reported issues. Repair 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



Douglas A. Heck, Inspector

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

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Elevations



FRONT



RIGHT

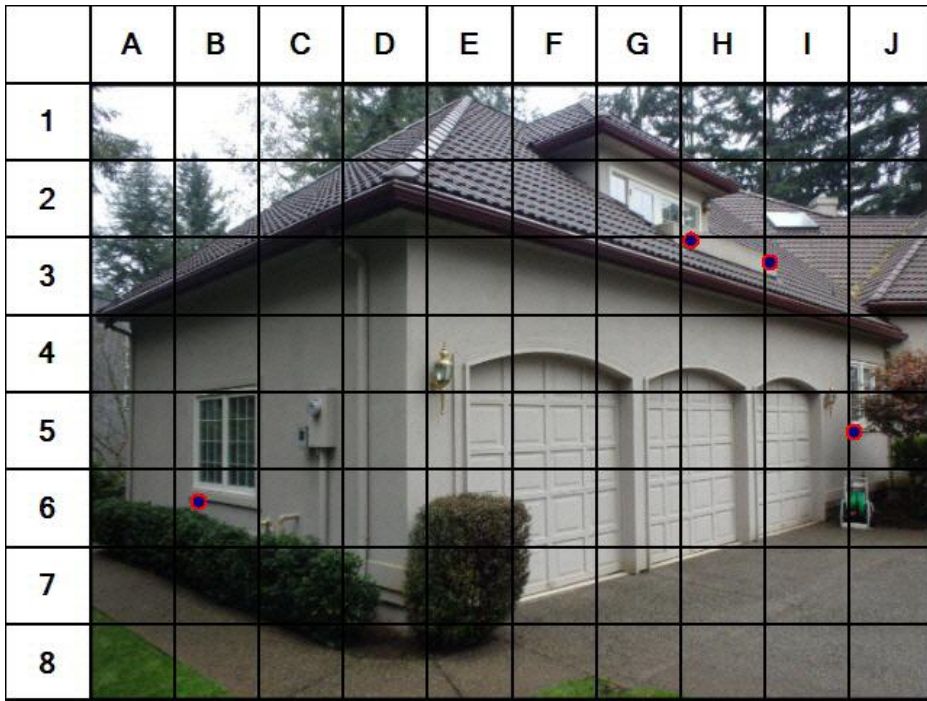


REAR



LEFT

Front Left Elevation



No drip flashing installed at window head; sealant joint installed; no remediation necessary; typical



Sealant joint in good condition at window perimeter; typical



Sealant joint in good condition at window perimeter; typical



Penetration needs sealant joint application (C7)



Sealant joint in good condition at garage door head and jambs; typical

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B6	Windows	9%	Firm	
H3- I3	Deck wall	10%, 8%	Firm	
J5	Windows	10%	Firm	

Front Left Elevation Continued



Light penetration needs to be sealed; typical



Flashing installed at base of system at garage



Cracking observed at deck wall and cap; deck wall and cap need elastomeric coating application



Cracking observed at deck wall and cap; deck wall and cap need elastomeric coating application

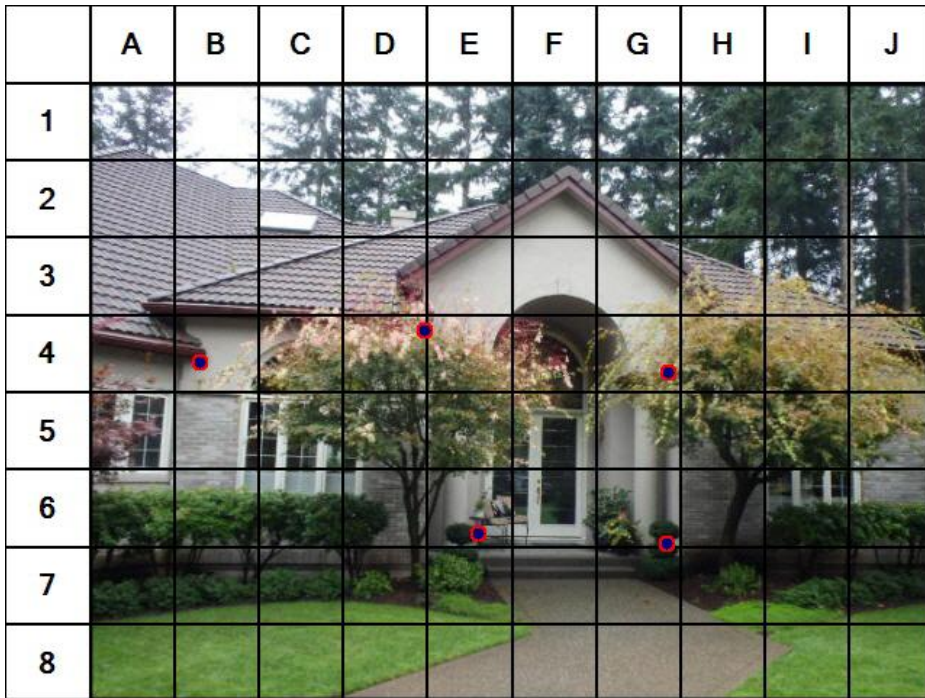


Recommend removing roof tile for elastomeric coating application (G2, H3)



Sealant joint in good condition at window perimeter; typical

Front Right Elevation



Leak at gutter end cap needs remediation (B4)



Roof termination needs flashing installed (B4)



EIFS to brick needs sealant joint application (A5-A7)



Area of thin sealant application at window mullion needs additional sealant application (A5)



Sealant joint in good condition at fascia termination; typical

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B4	Roof termination	12%	Firm	
D4	Roof termination	9%	Firm	
G4	Base of system	10%	Firm	
E6-G6	EIFS to concrete	8%, 9%	Firm	

Front Right Elevation Continued

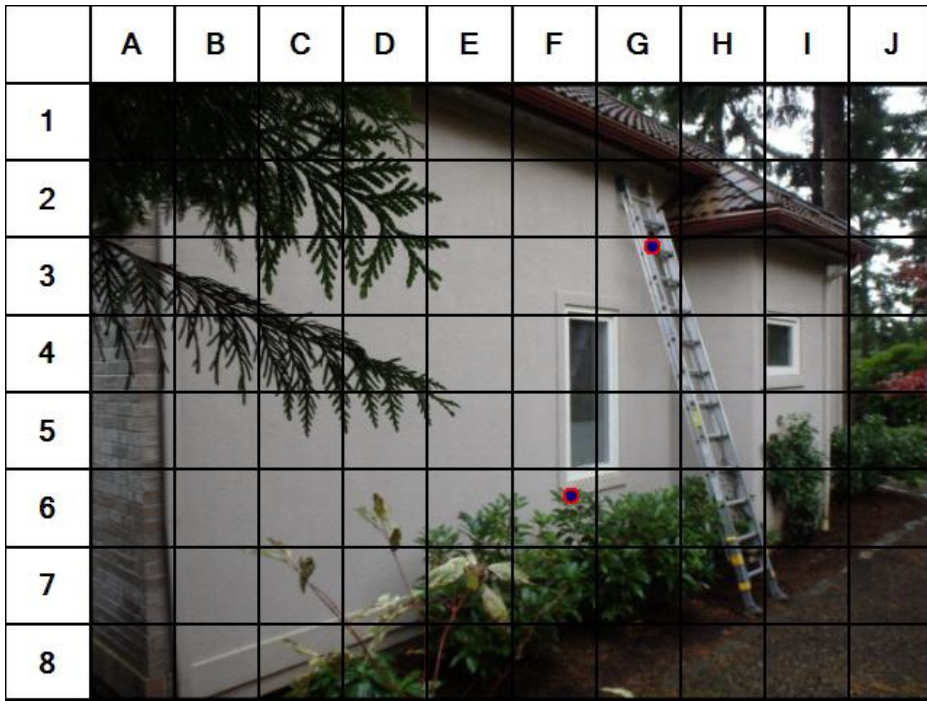


Sealant joint in good condition at EIFS to brick (E5-E7)



Low moisture readings obtained at concrete poured to base of system;
detail can be remediated with sealant joint application; typical

Right Left Elevation



EIFS to brick needs sealant joint application (A1-B8)



Sealant joint in good condition at window perimeter; typical



Window construction adequately sealed; typical



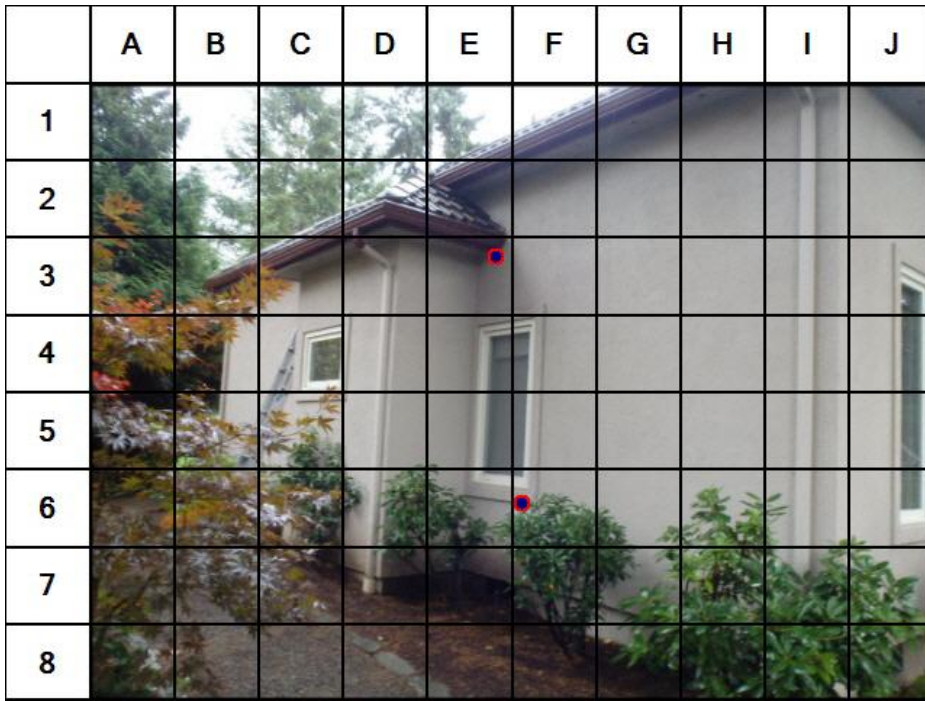
Sealant applied at secondary roof termination (G2)



Utility fasteners need to be sealed (G6)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
F6	Windows	8%	Firm	
G3	Secondary roof termination	14%	Firm	

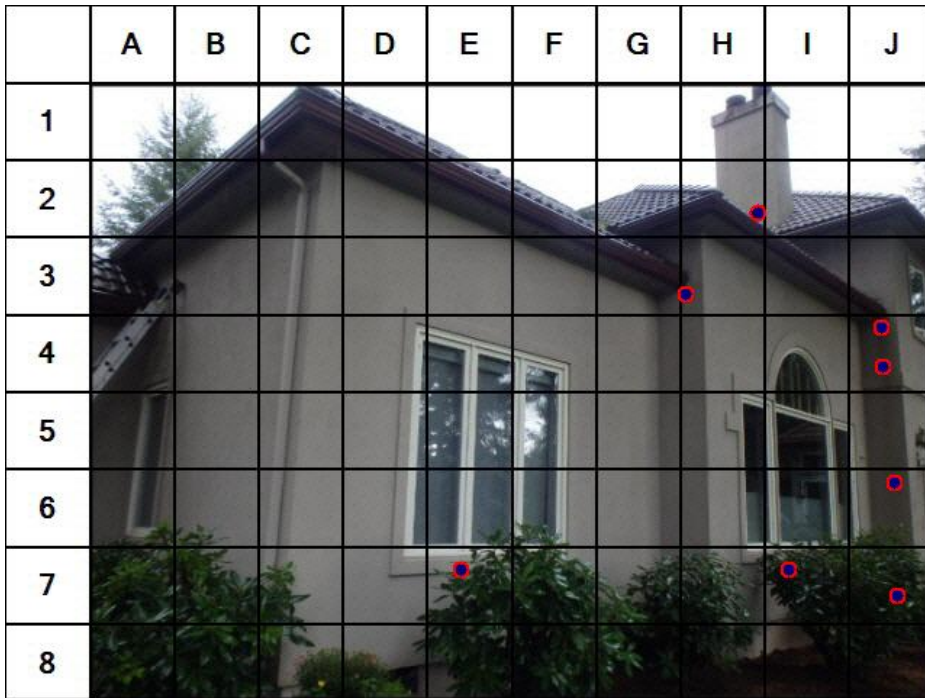
Right Right Elevation



Sealant applied at secondary roof termination (E3)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E3	Secondary roof termination	8%	Firm	
F6	Windows	8%	Firm	

Rear Left Elevation



Area of impact damage needs remediation (C4)



Sealant joint in good condition at window perimeter; typical



Sealant applied at secondary roof termination (H3)



Exposed Sprock board at gutter termination needs base coat and mesh application (H3)



Sealant joint failure at fascia termination needs remediation (H3)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E7	Windows	12%	Firm	
H3	Secondary roof termination	13%	Firm	
H2	Base of chimney	11%	Firm	
I7	Windows	11%	Firm	
J4-J7	Kickout	39%, 40%, 27%, 32%	Firm	

Rear Left Elevation Continued



Area of wood rot at window construction needs remediation (I7)



Area of wood rot at window construction needs remediation (I7)



Roof termination needs one-piece (seamless) kickout flashing installed (J3)



Exposed Sprock board at gutter termination needs base coat and mesh application (J3)



Dead valley needs to be cleared of debris to allow for drainage; recommend further evaluation to determine necessary remediation to allow for unobstructed water flow to gutter (I3-J3)



Flashing at chimney cap adequately extends over wood trim to protect against moisture intrusion

Rear Left Elevation Continued



Sealant joint and end dam in good condition at deck termination (J8)

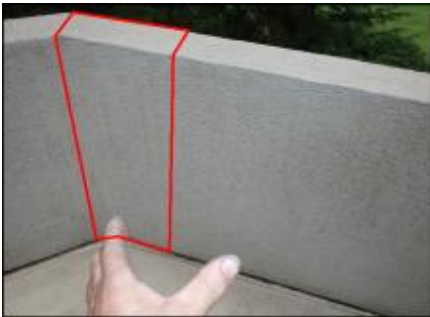
Rear Right Elevation



Exposed EPS at roof termination needs base coat and mesh application (F4)



Moisture readings obtained at interior deck wall (F3-H3)



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



Crack at deck wall to dwelling wall needs sealant joint application (F3)



Cracking observed at non-sloped EIFS deck cap; deck cap needs elastomeric coating application (F3-I3)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C6	Windows	12%	Firm	
E3	Windows	10%	Firm	
E4	Roof termination	10%	Firm	
G6	Windows	9%	Firm	
I3	Soft substrate	30%	Soft	Approximate area of soft substrate needs to be removed and replaced.

Rear Right Elevation Continued



Light penetration needs to be sealed; typical



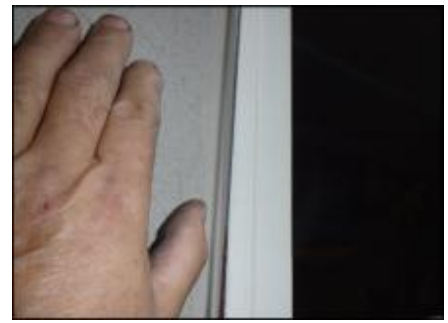
Sealant joint in good condition at door head and jambs; typical



Area of sealant joint failure at door jamb needs touch-up (C6)

Left Left Elevation

	A	B	C	D	E	F	G	H	I	J	
1											
2											
3											
4											
5											
6											
7											
8											



Sealant joint in good condition at window perimeter; typical



Roof step flashing needs sealant joint application (F4)



Sealant joint in good condition at roof termination; typical



Sealant joint in good condition at fascia termination; typical



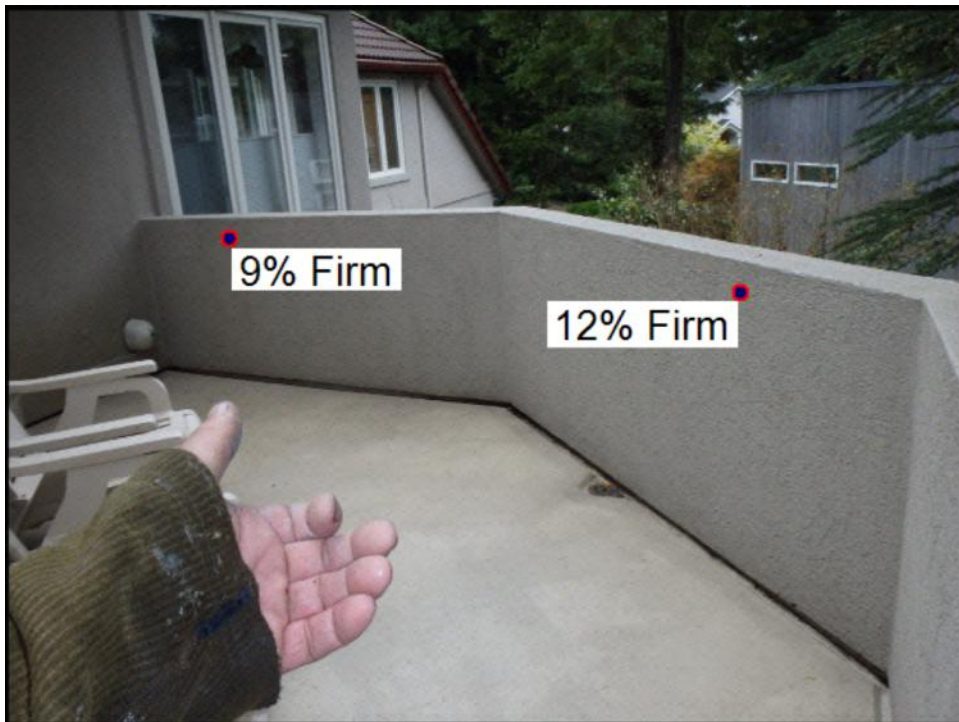
Leak at gutter end cap needs to be sealed (J1)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
C6	Windows	7%	Firm	
G4	Roof termination	8%	Firm	
G3	Windows	8%	Firm	
J1-J4	Secondary roof termination	10%, 9%	Firm	

Left Left Elevation Continued

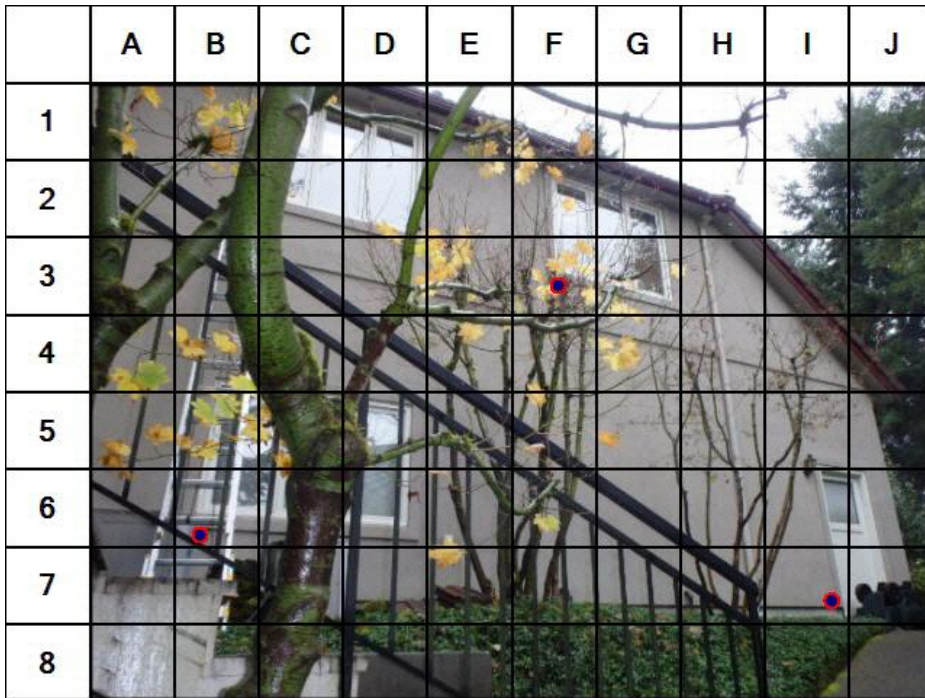


Non-sloped EIFS deck cap needs elastomeric coating application (D4-F3)



Low moisture readings obtained at interior deck wall

Left Right Elevation



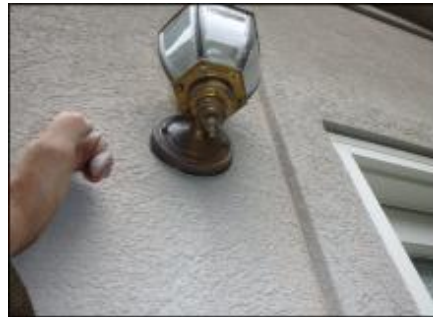
Area of impact damage needs remediation; typical of elevation



Penetrations need sealant joint application (A7)



Sealant joint in good condition at door head and jambs; typical



Light penetration needs to be sealed; typical



Sealant in good condition at door threshold (J7)

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B6	Windows	12%	Firm	
F3	Windows	9%	Firm	
I7	Doors	9%	Firm	

Left Right Elevation Continued



Penetration needs sealant joint application (H7)