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# Sound Exterior Inspections, LLC

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E-Mail:soundexterior@verizon.net

**Report Date:**

**August 21, 2007**

**Report Title:**

**Doe Residence**

**Property Address:**

**121 Your Street  
Yourtown, WA 98999**

**Report Prepared For:**

**John & Jane Doe**



# Sound Exterior Inspections, LLC

## Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners		Buyers	
Property Address		Buyers Address	
City, State, ZIP		City, State, ZIP	
Phone		Phone	
FAX		FAX	
Owners Realtor		Buyers Realtor	
Realty Company		Realty Company	
Phone		Phone	
FAX		FAX	
Email		Email	
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior Cladding	EIFS	Date of Inspection	August 21, 2007
System Manufacturer	Dryvit Barrier System	Inspector	Douglas Heck
Mesh Color	Blue	Present at Inspection	Homeowners
Underlying Substrate	Oriented Strand Board	Temperature	78 degrees
Age of Property	1991	Weather	Sunny
Square Footage	3900	Last Rain	Unknown

## Inspection Test Equipment

Test Equipment Description		Test Range			Setting
		Low	Medium	High	
A	Tramex Interior Moisture	10-12	13-18	19-25	2
B	Tramex Exterior Wet Wall Detector	10 - 20	21-50	51-100	4.5
C	Delmhorst Moisture Probe Meter	10-15	16-25	26-99	2
D	Structural Resistance Tester (SRT)	>44 = Pass	<44 = Fail	Higher is better	

**Important Note: Delmhorst Moisture Probe Meter used to obtain readings indicated in this report.**

This test equipment is used to help locate areas of concern. It should be understood that the test equipment is not an exact science but rather tools used as indicators of possible issues. There can be areas that due to hidden construction within the wall cavity, the meters may 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 non problem areas. This information is then used to help determine potential areas which may warrant more investigation.

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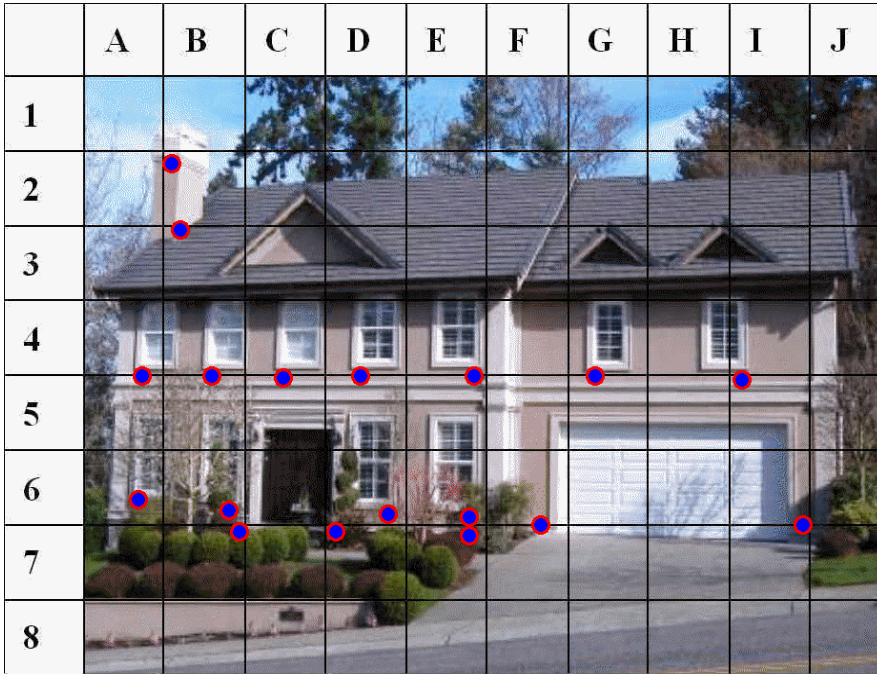
Sealant	Good	Not Adequate	N/A	Comments
Sealant At Window Perimeters		<b>X</b>		Window perimeters need sealant joint application.
Sealant At Window Joints / Miters		<b>X</b>		Elevated moisture readings below windows noted in report. Any gaps in window construction need to be sealed.
Sealant At Door Perimeters		<b>X</b>		Door perimeters need sealant joint application.
Sealant At Door Joints / Miters		<b>X</b>		Any gaps at door thresholds need to be sealed.
Sealant At Breaches / Penetrations		<b>X</b>		All utility penetrations including hose bibbs, light fixtures and vents need sealant joint application.
Flat Accents Sealed or Sloped		<b>X</b>		Flat accents at windows need remediation to accommodate sealant joint and weep holes.
Soffit, Frieze & Facia Boards sealed		<b>X</b>		Fascia board terminations at EIFS need sealant joint application.
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		<b>X</b>		Kickout flashings need to be installed at the locations noted in report.
Deck Flashings	<b>X</b>			Deck flashing installed.
Other Attachment Flashings			<b>X</b>	
Chimney Cap	<b>X</b>			
Chimney Cricket			<b>X</b>	
Window Head Flashing			<b>X</b>	Vinyl windows.
Door Head Flashing	<b>X</b>			
Column Flashing			<b>X</b>	
Terminations	Yes	No	N/A	Comments
EIFS Is Terminated Above Grade	<b>X</b>			
EIFS Is Sealed At Bottom		<b>X</b>		Base of system needs remediation as noted in report.
EIFS Is Terminated At Porches		<b>X</b>		Areas where concrete is poured to EIFS needs remediation as noted in report.
Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		<b>X</b>		
Gutters Clean & Functioning	<b>X</b>			
Sealant At Down Spout Fasteners	<b>X</b>			
Cracks Or Impact Damage	<b>X</b>			Exposed cracks and damage need remediation.
Delaminating At Foam / Substrate		<b>X</b>		

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**Cont.....**

<b>Exterior Evidence Of Pest Infestation</b>		<b>X</b>		
<b>Adequate Slope Of Grade Away</b>	<b>X</b>			
<b>Crawlspace Inspection Made</b>	<b>X</b>			
<b>Property Located Near Body of Water If Yes, Describe</b>		<b>X</b>		

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Window detail needs remediation to accommodate sealant joint and window weep hole; typical



Light fixture needs sealant joint application



Bird damage needs remediation (B2)



Concrete poured to EIFS not per manufacturer's specifications



Roof termination needs kickout flashing installed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
B2-B3	Chimney	7%, 9%	Firm	Chimney cap adequately extends over EIFS.	
A5-I5	Windows	9%, 7%, 6%, 9%, 7%, 6%, 7%	Firm		
A6	Windows	8%	Firm		
B6	Window	9%	Firm		
B7-D7	Doors	11%, 13%	Firm	Door threshold needs to be sealed.	
D6	Window	9%	Firm		
E6	Window	29%	Firm	Window construction needs to be sealed.	
E7	Field reading	16%	Firm		
F7-I7	Garage door	13%, 13%	Firm	Garage door perimeter needs sealant joint application.	

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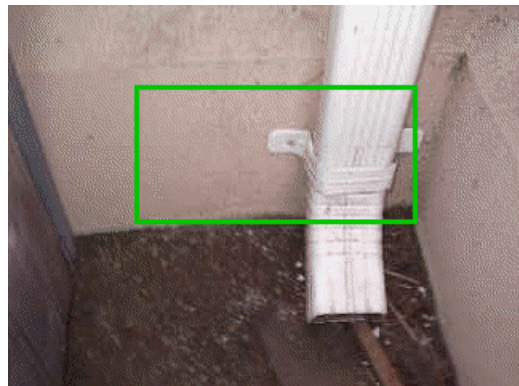
Visible mesh patterning through finish coat application indicates lack of proper amount of base coat at original application



Settling and cracking occurring at concrete poured to EIFS; area needs flashing installed; typical



Exposed foam at base of system needs mesh and base coat application; typical



Approximately 1' x 2' area of soft substrate needs to be removed and replaced



Deck termination needs end dam installed; elevated moisture readings obtained below; typical



Area of compression cracking occurring needs remediation

# Sound Exterior Inspections, LLC

## SUMMARY

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Sound Exterior Inspections, LLC performed an inspection on August 21, 2007 of the Dryvit EIFS Barrier System installed on the dwelling located at 121 Your Street, Yourtown, Washington at the request of John and Jane Doe.

### **Damage/cracks**

There are areas indicated in the report where impact damage or exposed cracks were found. These areas will need to be repaired to help prevent moisture intrusion.

### **General sealant information**

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 may include flashings, light fixtures, utility penetrations, vents, or other types of breaches to the EIFS cladding.

Any door and window perimeters where sealant joints are not present need sealant joint application, as well as any window and door perimeters where sealant joint is present but is failing or inadequate needs to be remediated.

For single or double hung windows, seal the tracks on all vertical joints from the head of the window to the sill and along the bottom joint of the track to the sill and at least 6" up the vertical joints behind the track. For casement windows, seal or re-seal all exposed joints, including the miter joints of the window.

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.

### **Kickout flashings**

Kickout flashing needs to be installed at the location indicated in this report to help prevent further moisture intrusion and damage to substrate.

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## **Soft substrate**

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

## **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

## **Conclusion**

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this 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 wood in the area tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the substrate or framing wood.

This report only reports on the condition of the structure 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.

The above suggestions are based on our experience with EIFS and emerging repair practices. 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. Repair contractors should specify their proposed methods and any applicable warranty.

SOUND EXTERIOR INSPECTIONS, LLC

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Douglas A. Heck, Inspector