



Stucco Report

Jack & Jill Home Buyers

Property Address:
11420 Bunny Rabbit Street
Leawood KS 66221



Holmes Inspection Company

Dan Bowers, CRI, ACI, CMI, EDI
P.O. Box 8467
Kansas City, MO 64114



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| Date: 6/20/2005 | Time: 3:29:50 PM | Report ID: 19222 |
| Property: 11420 Bunny Rabbit Street Leawood KS 66221 | Customer: Jack & Jill Home Buyers | Real Estate Professional: NONE |

| | | |
|--|---------------------------------|--|
| Age Of Home: 8- 10 Years +/- | Weather: Clear | Temperature: Upper 80's |
| Foundation: Poured Concrete | People Present: Owner | Type Inspection: Full Moisture Probe |

1. SCOPE AND PURPOSE

Items

1.0 What Is the Scope and Purpose of our Inspection?

Yes

Per your request a visual examination and intrusive moisture probing of the stucco system at the above property was performed for the purpose of determining within reasonable limits, the general condition of representative samples of the exterior stucco system of the above property. Our goal is to discover as much about the exterior cladding system being reviewed as possible, given the limitations of time and accessibility. This report is a description of the visible and apparent condition of the applicable cladding system and accessories. When making a visual inspection it is required that certain assumptions be made regarding the existing conditions. Some of these assumptions are not verifiable without expending additional sums of money, or destroying adequate and serviceable portions of the building or finish material. The condition of the hidden systems (insulation, fasteners, framing, etc.) is not known. Because of the type of cladding system that stucco is, the initial signs of moisture entry may be concealed within the walls and not immediately visible.

Our examination is based on our interpretation of the industry standard of groups like NAHB (National Association of Home Builders), EIMA (EIFS Industry Members Association), EDI (Exterior Design Institute), and our opinion of accepted building practices and standard installation or repair techniques. Our inspections is primarily visual and limited by time, and accordingly conditions which would require inspection or testing by physical or destructive means (other than moisture probing), might not have been observed. Except as expressly stated in this report, no opinions were given as to any future conditions of the premises. Where opinions are given, it is understood these are opinions only and are not to be construed as a prediction of future conditions nor a guaranty or warranty.

Note #1: The exterior cladding this building is one that is referred to by builders, homeowners, installers, etc. as acrylic stucco, light weight stucco, artificial stucco, etc. The proper nomenclature for this type of cladding is EIFS (exterior insulation finish system). This type of cladding is very commonly used on upper bracket single-family residences. If installed properly with the proper architectural details, EIFS is a very sturdy and high quality material. If however, the proper architectural details are absent, installed improperly, or if the architectural features (such as windows, flashings, etc.) are sealed incorrectly, it can create conditions that are conducive to moisture intrusion inside the wall cavities. If this should happen, moisture has the potential to be trapped in the wall cavities, with serious long-term consequences. It should also be pointed out that very few homes clad with EIFS, have every single architectural detail done perfectly. Most EIFS clad homes that we inspect, are missing one or more architectural details, or some of the details present were not done completely correctly. Many of these "imperfect details" have been there for years, and have never caused any problems. Others have, and we have no way of telling which ones will never become a problem and which ones will become problematic.

Note #2: See the attached photo logs to better understand our suggestions and comments. We performed invasive moisture probing's of the substrate at various locations on the exterior walls to check moisture readings at specific areas.

2. SYSTEM COMPONENTS

Styles & Materials

| | | |
|---|------------------------------|---|
| Type of Siding System: EIFS | Type Mesh / Lath: Plastic | Window: Metal Fixed Casement Clad |
| Foundation: Basement | Substrate: Wood | Mesh Color: Not Visible Painted Over |
| We removed to verify system / mesh color: Outlet cover | | |

Items

2.0 Is the Moisture Barrier Installed?

Not visible

Due to the system finish out, the presence or absence of a moisture barrier under the stucco system could not be verified.

2.1 Are Control (vertical) Joints Present?

Not Applicable

2.2 Are Control (horizontal) Joints Present?

No

The typical architectural details for a EIFS Stucco, such as on this building, is the presence of "Horizontal control joints" at floor lines on the exterior of the building. These joints help control cracking of the stucco by anticipating certain types of movement of the structure and the shrinkage/compression of the wood framing members. **This detail was lacking at one or more locations on this building. We recommend repairing or modifying this detail as needed.**

2.3 Are drives, walks, or slab touching the stucco?

Yes

Damage to the stucco can occur if is is too close to a concrete slab. Seal slab/wall joint and seal stucco at least 6" up the wall at front stoop area.

3. CAULKING / SEALANTS

Items

3.0 Is the Caulking Satisfactory around Window Perimeter and Trim?

Partial

Caulk or re-caulk windows exteriors. This includes the window frames and trim and where the frame or trim meets another building element (stucco, stone, brick, etc.).

3.1 Is the Caulking Satisfactory around Window Joints and Sashes?

No

Caulk or re-caulk all windows joints and sashes. For all 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 if possible. For all casement windows, caulk or re-caulk the miter joints of the casement windows, the tracks, sills, and joints. Seal any and all joints.

3.2 Is the Caulking Satisfactory around Door Perimeter and Trim?

Partial

Caulk or re-caulk door; exteriors and perimeters of frames and trim. This includes the door frames and trim and where the frame or trim meets another building element (stucco, stone, brick, etc.). Caulk all thresholds and tracks as needed.

3.3 Is the Caulking Satisfactory on Doors Frames?

No

Caulk or re-caulk all door joints. This includes, jambs, miters, thresholds tracks etc. Seal any and all joints.

3.4 Is the Caulking Satisfactory Around all Breaches?

Yes

3.5 Additional Comments

Yes

Great care should be exercised in choosing the appropriate caulking. The manufacturer of your stucco system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home

4. FLASHINGS

Items

4.0 Is the Chimney Cap Installed on all Chimneys?

Yes

4.1 Is a Cricket or Roof Diverter Installed on all Chimneys?

Yes

4.2 Are Window and Window Trim, Head Flashings Present?

Partial

There were some windows and trim around windows with no visible flashings. Some windows have a integral flashing fin built into the window. Verify with the builder or building designer as to how this detail was handled.

4.3 Are Window Sill Pan Flashings Present?

No

Water intrusion through the window assembly may be occurring. Specially designed window sill pan flashings are available to repair this if it is occurring.

4.4 Are Door and Door Trim Head Flashings Present?

Partial

There were some doors and trim around doors with no visible flashings. Some doors have a integral flashing fin built into the door. Verify with the builder or building designer as to how this detail was handled.

4.5 Are Door Pan Flashings Present?

No

Water intrusion through the door assembly may be occurring. Specially designed door pan flashings are available to repair this if it is occurring.

4.6 Are Kickout Flashings Present?

No

Some kickout flashings are missing and should be installed at the locations indicated in the report photos.

Some kickout flashings appear to be installed improperly and/or improperly sized and need to be re-installed (they are failing). Kickout flashing should always penetrate the stucco cladding to function properly.

4.7 Are Diverter Flashings or Crickets Present at Trapped Valleys?

Not Applicable

4.8 Are Deck Flashings Present?

Not Applicable

No visible deck flashing was noted. Install, repair or verify the existence of, an effective deck flashing.

4.9 Are all Trim Flashings Present ?

Not visible

5. WINDOWS AND DOORS

Items

5.0 Are Window Details Potential Moisture Intrusion Spots?

Yes

- The sashes of some windows do not fit squarely in the window frame. This causes the weather stripping to fit loosely and may allow water to penetrate the window assembly.
- Gaps in the window weather stripping can allow moisture into the window assembly. Repair and/ or install weather stripping or caulk as needed to keep out the moisture.
- The sash cladding is pulling loose, this can allow moisture in to the window assembly and then into the wall.

5.1 Are Door Details Potential Moisture Intrusion spots?

No

6. GUTTERS / DOWNSPOUTS

Items

6.0 Are Gutter Guards Installed?

Yes

6.1 Are the Gutters and Downspouts Attached and Routed Correctly?

Yes

7. MOISTURE

Items

7.0 Are There Signs of Moisture Penetration?

Yes

- Elevated moisture readings **WERE** found during the course of the inspection. **The industry standards considers moisture readings over 19% as being in the unacceptable range and elevated. Wood rot or moisture damage at multiple areas when probed.** Have a competent contractor read the report; review the wood areas of the home and the conditions present; then repair as needed to properly correct them.
- You have locations that are not showing excessive moisture, but conditions are present to cause moisture problems in the future. Actions should be taken now to correct these conditions before damage occurs.
- Please note that any moisture readings in the report, provided by the inspectors moisture meter(s) are accurate indicators of retained moisture at the area(s) tested at that given moment in time. Moisture levels are affected by ambient weather conditions and other factors, and can result in variations between readings taken one day and readings taken at the same area on a different day. These readings are not represented to be the total and absolute moisture content of the entire wall surface(s) or throughout the entire thickness of the substrate.
- Locations to be probed and moisture testing (if penetration of the wall cavities was allowed) were determined according to the inspectors opinion of the probable areas of moisture intrusion. The suggestions for corrections or improvements are given in accordance with the judgement and experience gained from industry knowledge and past inspections. No judgement is given for areas not tested and/or probed.

7.1 Is any wood rot visible?

No

7.2 During the Probing was any Substrate Soft or Spongy?

No

8. WOOD DESTROYING INSECTS AND ORGANISMS

Items

8.0 Is the stucco in contact with the ground?

Yes

Your stucco is in direct contact with the ground at several areas (see photos). These areas should be re-graded to prevent insect infestations and the possibility of moisture intrusion.

8.1 Is the Foam Insulation and/or Stucco Below Soil Grade?

Yes

Your stucco below the ground. This area should be re-graded or a termite band installed to prevent insect infestations and the possibility of moisture intrusion.

8.2 Are bushes or shrubs in contact with the stucco?

Yes

Bushes or other foliage rub the stucco walls at various locations around the homes exterior. This can give pests an easy bridge into the home and can also allow for moisture damage. Trim the bushes or other foliage back from the walls.

8.3 Any signs of wood destroying organisms?

Not Applicable

We **DID NOT** not perform any WDI (wood destroying insect) inspection or evaluation at this property. A visual stucco inspection alone outside the home can not verify the absence or presence of wood destroying insects like termites, etc.The stucco inspector is **NOT** a state licensed WDI (termite, etc) inspector. A state licensed WDI specialist can provide more information or perform testing for you.

8.4 Additional Comments

No

9. STUCCO SURFACE

Items

9.0 Is the Caulking or Slope Satisfactory on all Flat Accents?

No

Not all of the flat accents and/or quoins were sealed, or sloped correctly. This can allow moisture to enter behind the stucco and cause moisture damage to the stucco and structure. Caulk, seal or slope all flat accents and/or quoins. Re-attach any loose accents or quoins.

9.1 Is There any Visible Stucco Damage?

Yes

There were areas where impact damage, cracks and/or holes were noted (see photos). These may allow moisture intrusion and should be repaired.

9.2 Is Any Foam and/or Reinforcing mesh visible?

No

9.3 Is a lawn sprinkler system present?

Yes

All sprinkler heads should be kept directed away from the stucco and windows to prevent moisture intrusion and damage to the Stucco / EIFS System.

9.4 Are shutters present?

No

9.5 Are surface stains on mold present?

Yes

There are areas where mold and/or mildew are present on the Stucco walls (see photos). These areas should be tested by an environmental specialist trained in detecting hazardous mold conditions. If the mold and/or mildew is non-toxic, it should be cleaned with a mild soap or cleaner recommended by the stucco manufacturer. Careful or no use of a high-pressure sprayer is advised Apply the cleaner using a sponge or brush.

10. MISCELLANEOUS

Items

10.0 Are There Other Areas of Concern

Yes

Due to the high levels of moisture found in the wall substrate at multiple locations, we would recommend an environmental specialist trained in the detection of mold should test these areas.

10.1 Stucco Contractors

Yes

Below are the names of several local repair contractors that we have been told are professionally trained and experienced in maintenance, repair or remediation needs on EIFS or stucco systems. You may also find other contractors by calling stucco distributors, the homebuilder associations or in the yellow pages.

Carl Brown (913) 208-7090

Ralph Heying (816) 590-0617

Chuck Kincaid (816) 510-6375

10.2 Suggested Actions

Yes

Contact at least three stucco contractors to obtain repair bids. We suggest that a follow-up inspection be completed in six to twelve months after all repairs are completed to ensure that the proper corrections have been made to prevent possible moisture intrusion, pest infestation and/or wood rot.

11(A). Front

Items

11.0.A Photos and Moisture Testing

Yes

1.- Front Elevation

- 2.- The stucco is too close to the soil. Right side of front door.
- 3.- The kickout flashing is improperly installed.
- 4.- General area of photo # 3
- 5.- Gaps in gable flashing (seal this)

6.- The moisture content when probed was: **8.7%**



11.0.A Picture 1



11.0.A Picture 2



11.0.A Picture 3



11.0.A Picture 4



11.0.A Picture 5



11.0.A Picture 6

11(B). Right side

Items

11.0.B Photos and Moisture Testing

Yes

1.- Right Side

2.- The kickout flashing is improperly installed.

3.- General area of photo # 3 The moisture content when probed was: 39.3% and substrate was soft

4.- The kickout flashing is improperly installed. The moisture content when probed was: 32.2% and substrate was soft

5.- The moisture content when probed was: **20.3% Below the window, and substrate was soft.**



11.0.B Picture 1



11.0.B Picture 2



11.0.B Picture 3



11.0.B Picture 4



11.0.B Picture 5

11(C). Rear**Items****11.0.C Photos and Moisture Testing**

Yes

1.- Rear Elevation

2.- Cracks at stucco. Near back door (typical detail). The moisture content when probed was: **24.6% and substrate was firm**

3. - Separation @ flat area. Above photo # 2.

4.- The windows(s) have separations at the sash cladding (most)

5.- The moisture content when probed was: **34.9% and substrate was soft**

6.- The window is damaged. Repair needed.

7.- Interior water damage. Service and repair.

8.- The stucco is stained.

9.- The caulking is improperly installed.

10.- The moisture content when probed was: **40.0 % and substrate was medium soft**

11.- No visible flashings at the deck.

12. - General area of photo #: 11 The moisture content when probed was: **19.0 % upper**, 11.0% lower

13. - Caulking joint is missing.

14. - Caulking joint is missing. At deck door.

15. - Caulking is missing.

16.- The kickout flashing is improperly installed. Above deck door.

17.- The kickout flashing is improperly installed. The moisture content when probed was: **19.0%**

18.- Gaps in roof flashing. At upper roof.



11.0.C Picture 1



11.0.C Picture 2



11.0.C Picture 3



11.0.C Picture 4



11.0.C Picture 5



11.0.C Picture 6



11.0.C Picture 7



11.0.C Picture 8



11.0.C Picture 9



11.0.C Picture 10



11.0.C Picture 11



11.0.C Picture 12



11.0.C Picture 13



11.0.C Picture 14



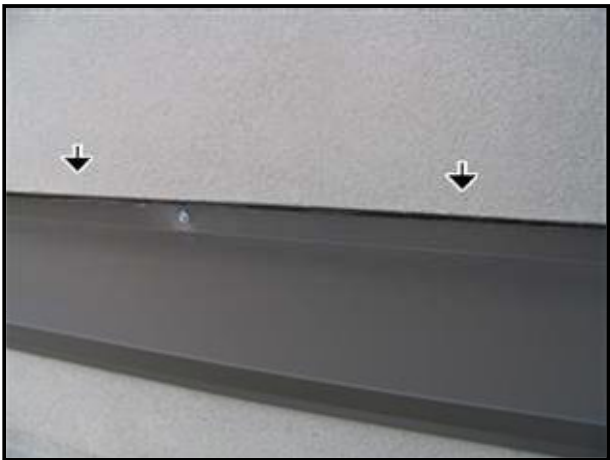
11.0.C Picture 15



11.0.C Picture 16



11.0.C Picture 17



11.0.C Picture 18

11(D). Left side**Items****11.0.D Photos and Moisture Testing****Yes****1. Left Side**

2.- The stucco is too close to the slab. The caulking is failing / re-caulk.

3.- The stucco is too close to the soil. Service and correct.



11.0.D Picture 1



11.0.D Picture 2



11.0.D Picture 3

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