



HOLMES INSPECTION CO.

P.O. Box 8467 - Kansas City, MO 64114 - (816) 455-8787

Certified Moisture Analysis & EIFS / Stucco Inspections
FHA – 203(k) Inspector, Plan Reviewer & Consultant
FHA – Approved Compliance Inspector
Certified Construction Inspector



Email: theholmescompany@hotmail.com

Date: _____

“SELLERS Moisture Analysis / Stucco Testing Request” at: _____

Holmes Inspection Company has been asked to perform a FULL Moisture Probe and Test, including thereview and identification of the details AND readily observed deficiencies of the exterior cladding, siding and/or trim at the above property. This type of inspection will involve probing AND intrusive moisture testing of walls and siding, etc. This process includes:

A “Full Moisture Analysis & Probing” of the system”. We examine the system to see if the required architectural details are present and correctly installed. We then “scan” various locations on the exterior walls with an electronic meter, to see if there are potential pockets of moisture at certain locations under the surface. To do so we drill 2 small holes (about the size of a 1/4“ to 3/8” drill bit) and insert a pair of long metal probes into the wall cavity to feel if the framing is solid or spongy, and to measure the moisture content. A certain amount of retained moisture is acceptable by industry standards. After we probe inside the wall cavity, we reseal the holes with a sealant approved for this type of use. We are not painters so we will not be able to match the texture or color of the existing siding or cladding, but anywhere on the building you have a door, window or utility penetration – you already have this condition. For this type of inspection, the owner agrees to remove anything from walls, that could accidentally be broken, damaged or jarred loose by probing (plates, pictures, collectibles, etc). *People often ask us how many holes we will need to drill. We can't tell you that unless you can tell us how many pockets of potential moisture are present. We dry to drill as few holes as necessary to evaluate the underlying conditions. We also try to make them as unobtrusive as possible.* For this type of service, we need a signed authorization from 2 people (the owner and the client) if they are different parties.

Our report may include one or more of the following:

- a) A “Narrative Report” outlining and identifying the type of system(s) you have; then discussing potential moisture entry locations and missing or misapplied architectural details; and our recommendations for repairs, further evaluations, etc.
- b) If applicable, the report will have photos showing a representative sampling of readily visible deficiencies in the siding or cladding.
- c) This report will also report our findings on moisture readings, rot or other damages.

Our **INSPECTION** of the system and its details is based upon our experience and understanding of various industry standards of groups like EIMA (EIFS Industry Members Association), EDI (Exterior Design Institute), and NAHB (National Association of Home Builders); and our opinion of standard installation types/materials. We will perform the **REVIEW** in a workman-like manner, however it is not intrusive or technically exhaustive, and materials or conditions can change due to circumstances beyond our control. If the materials condition of the cladding/siding or other details changes, it is agreed by both parties that **Holmes Inspection Company**, employees or sub-contractors are not liable. The **SELLER** and **INSPECTION COMPANY** agree any dispute, controversy, or claim arising from this Agreement, the Review, or Review Report **SHALL** be resolved informally between the parties involved or **SUBMITTED** to *Final and Binding* **ARBITRATION** under the “**Rules and Procedures Of the Construction Industry Disputes**” of the American Arbitration Association.

Print Sellers name: _____

Date: _____

SELLERS SIGNATURE: _____

(if the **Seller** is married or acting as a company officer, director, agent, or there are multiple owners, etc, the signing party states they have full authority to bind this agreement for all parties).

