



# 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](mailto:theholmescompany@hotmail.com)

Date: \_\_\_\_\_

“Clients Visual Moisture / Stucco Analysis Request” for: \_\_\_\_\_

**Holmes Inspection Company** has been asked to perform a “**Visual Analysis**” of the stucco system present at this property with **NO probing inside wall cavities**. We then will examine the system to see if the required architectural details are present and appear to be correctly installed. We also perform a limited visual review of the system, to look for paths of potential moisture intrusion at the exterior walls. This examination **CAN NOT** tell us if there is leakage present or if the underlying framing is sound or if it is rotted or has moisture intrusion present. **There is no destructive testing or probing involved. This examination is most often seen in a Real Estate Transfer, when the owner/seller will not allow a “Full Moisture Analysis and Probing of the System”.** **For this type of service, we only need a signed authorization from one person – the client (buyer, seller, lender, agent, insurance company, etc).**

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 may include photos showing a representative sampling of readily visible deficiencies in the siding or cladding. c) This report will also report our observations on visible rot or other damages.

Our **OBSERVATION** 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 **CUSTOMER** 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**.

Date: \_\_\_\_\_ Fee: \$ \_\_\_\_\_ [ ] Check [ ] Visa [ ] MasterCard

Print Clients name: \_\_\_\_\_

**CLIENT(S) SIGNATURE:** \_\_\_\_\_

(if the **Client(s)** 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).

