



# Stucco Report

**Olivia Stucco Buyer**

**Property Address:**  
44556 Jones St  
Leawood KS 66211



**Holmes Inspection Company**

**Dan Bowers, CRI, ACI, CMI, EDI**  
**theholmescompany@hotmail.com**  
**(816) 455-8787**



## Table of Contents

<u>Cover Page .....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>2</u>
<u>Intro Page.....</u>	<u>3</u>
<u>1 SCOPE AND PURPOSE .....</u>	<u>4</u>
<u>2 SYSTEM COMPONENTS .....</u>	<u>6</u>
<u>3 CAULKING / SEALANTS .....</u>	<u>9</u>
<u>4 FLASHINGS .....</u>	<u>10</u>
<u>5 WINDOWS AND DOORS .....</u>	<u>14</u>
<u>6 GUTTERS / DOWNSPOUTS.....</u>	<u>16</u>
<u>7 MOISTURE .....</u>	<u>17</u>
<u>8 WOOD DESTROYING INSECTS AND ORGANISMS.....</u>	<u>18</u>
<u>9 STUCCO SURFACE.....</u>	<u>19</u>
<u>10 MISCELLANEOUS.....</u>	<u>22</u>
<u>11 PHOTOS AND MOISTURE READINGS .....</u>	<u>23</u>
<u>Back Page.....</u>	<u>25</u>

<b>Date:</b> 12/24/2014	<b>Time:</b> 11:35 AM	<b>Report ID:</b> JoCo8888888
<b>Property:</b> 44556 Jones St Leawood KS 66211	<b>Customer:</b> Olivia Stucco Buyer	<b>Real Estate Professional:</b> NONE

**Approximate Age Of Home:**

20 Years +/-

**Weather:**

Cloudy / Drizzle - Mid 30's

**Rain or Snow In Past Week:**

Rain in Past Week & Today

**Type Building:**

Single Family House

**Occupied:**

No

**Seller Disclosure:**

We DID NOT see a "Seller Disclosure"  
(this limits access to known facts).

**Stories / Levels:**

1 Story Villa

**Soil Condition:**

Wet / Mud

**Others Present:**

No

# 1. SCOPE AND PURPOSE

		Y	N	PAR	IMP	NA	NP	NVI
<b>1.0</b>	<b>What Is the Scope and Purpose of The Inspection?</b>	X						

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**1.0** Although service and repair is recommended, as a general overview the stucco cladding, flashings and other exterior details of the building showed fairly common for what we are accustomed to seeing in the local metroplex. **It should be pointed out that few homes clad with EIFS, have every 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 totally correctly. Many of these "imperfect details" have been there for years, and have never caused a problem. Others have, and we have no way of telling which ones will never be a problem OR which ones might become problematic, nor if they do create a problem when the problem might occur. Therefore we recommend you read the Report and then consult with a stucco contractor for his repair recommendations on what would be most cost effective and most needed. (See a list of contractors at the **MISCELLANEOUS** page / Section 10.1).

Per your request a **visual examination** of the above property was performed for the purpose of determining within reasonable limits, the general condition of representative samples of the exterior stucco system at the above property. Our goal is to discover as much about the exterior stucco 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 stucco cladding system and visible 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, framing, moisture barrier, mesh, fasteners, etc.) is not known. Because of the type of cladding system that certain stucco systems are, the initial signs of moisture entry may be concealed within the walls and not immediately visible. On certain stucco systems, rot can work from the inside out, rather than working its way inward, such as on a house clad with wood siding.

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 (such as 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 our personal opinions only and are not to be construed as a prediction of future conditions nor a guaranty or warranty.

**Note #1:** The exterior cladding on this building is one that is often referred to by contractors, homeowners, installers, etc. as acrylic stucco, synthetic stucco, artificial stucco, etc. The proper nomenclature for this type of cladding is **EIFS** (exterior insulation finish system). If installed properly with the proper architectural details, **EIFS** is a sturdy and good quality material. If however, the proper

architectural details are missing, 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. Some concerns noted with an **EIFS** system today may not have been required architectural details a few years ago, OR local code inspectors may not have enforced their presence. Some however, were known.

**Note #2:** See the attached photo logs to better understand our observations and comments.

## 2. SYSTEM COMPONENTS

### Styles & Materials

**Type of Siding System:**

EIFS / Front, Sides, Rear  
 Combination of Claddings  
 Stone Veneer @ Parts of Front  
 Brick Veneer @ Parts of Front

**Type Mesh / Lath:**

Plastic

**Window:**

Wood / Most of Home  
 Fixed  
 Casement  
 Clad (Front & Right Side)

**Foundation:**

Basement

**Substrate:**

Unknown / Not Visible

**Mesh Color:**

White  
 Painted Over

**We verified system components by:**

Looking Under Wall  
 Holes / Openings in Wall

		Y	N	PAR	IMP	NA	NP	NVI
<b>2.0</b>	<b>Is a Moisture Barrier Installed?</b>							X
<b>2.1</b>	<b>Are Vertical Control Joints Present?</b>					X		
<b>2.2</b>	<b>Are Horizontal Control Joints Present?</b>				X			
<b>2.3</b>	<b>Do Any Drives, Stoops, Walks, Etc Touch the Stucco?</b>	X			X			
<b>2.4</b>	<b>Can You Verify System Type?</b>	X						

**Y N PAR IMP NA NP NVI**

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

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

**2.2** 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 not applicable to this building except possibly at a very small section over the daylight window at the right rear side of the building.** That area had bulging or compression movement to the stucco as well as mesh showing through at two areas. We recommend having a competent stucco contractor repair or modify this detail as needed.



2.2 Picture 1 Exposed Mesh & Bulge



2.2 Picture 2 Bulge or Compression



2.2 Picture 3 Mesh Showing Through

**2.3** There was one location where concrete slab were touching the EIFS / stucco wall. This is a common but improper building practice. There should have been a space where they meet (with a metal flashing at the junction) to allow any future movement of the slabs from causing cracks or moisture damage to the stucco walls. On drainage systems this allows water to escape from behind the stucco.

The EIFS wall had bulging or compression at this area. Seal slab/wall joint and seal stucco about 6" up the wall.



2.3 Picture 1

2.4 Looking under the walls AND inside the open holes in the stucco at several locations shows poly-iso foam and plastic mesh (EIFS).



2.4 Picture 1 Foam Under Wall



2.4 Picture 2 Plastic Mesh Under Wall



### 3. CAULKING / SEALANTS

		Y	N	PAR	IMP	NA	NP	NVI
<b>3.0</b>	<b>Is Caulking Satisfactory at ALL Window Perimeter / Frames / Joints, Sashes / Trim?</b>		X		X			
<b>3.1</b>	<b>Is Caulking Satisfactory at Door Perimeter / Trim?</b>		X		X			
<b>3.2</b>	<b>Is the Caulking Satisfactory Around all Breaches?</b>		X		X			
<b>3.3</b>	<b>Additional Comments</b>	X						

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**3.0** Caulk or re-caulk all windows joints and sashes. 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. 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** 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.

**3.2** Anywhere an electrical line, gas line, light fixture, plumbing hose bibb, etc. penetrate the exterior walls they are commonly called a "breach location" in the stucco world. Although some breach locations were properly sealed, others were not (see example in pictures). Caulk or re-seal any place below the soffit line where stucco meets another material such as around dryer vents, hose bibbs, electrical outlets or light fixtures, cable TV openings, freon lines, and other penetrations of the wall cladding materials.



3.2 Picture 1 Example of Breach



3.2 Picture 2

**3.3** 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**

	Y	N	PAR	IMP	NA	NP	NVI
<b>4.0 Is a Proper Chimney Cap Installed on All Chimneys?</b>	X			X			
<b>4.1 Is a Cricket / Roof Diverter Installed on the Chimney?</b>			X				X
<b>4.2 Do Window and Door Areas Have Head Flashings?</b>			X	X			
<b>4.3 Are Window Sill Pan Flashings Present?</b>		X					
<b>4.4 Are Door Pan Flashings Present?</b>		X					
<b>4.5 Are Kickout Flashings Present?</b>		X		X			
<b>4.6 Do Trapped Valleys Have Diverter Flashing / Crickets?</b>							X
<b>4.7 Are Full Deck Flashings / Deck Details Correct?</b>							X
<b>4.8 Are All Trim Flashing Details Correct / Present?</b>		X		X			

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**4.0** Both the chimneys had metal caps to help prevent moisture intrusion BUT both had heavy staining on them NOT only at the metal chimney cap level running down the sides but at the missing kickout flashing areas. We recommend having a chimney sweep OR roofer check them and if needed install or repair any defects at the caps, trim, etc to prevent moisture intrusions. All gaps should be sealed.



4.0 Picture 1 Left Chimney



4.0 Picture 2 Left Chimney



4.0 Picture 3

**4.1** Due to a wet roof and doing only a visual inspection we could not see fully behind the chimney(s) or their flashings. We did see part of a cricket behind the chimney on the left side of the home.

**4.2** There were some windows and trim around windows and doors (octagon window in garage gable and front door, etc) with no visible flashings. Some windows or doors may have a integral flashing fin built into the window. Verify with the builder or building designer as to how this detail was handled.



4.2 Picture 1



4.2 Picture 2

**4.5** (1) In a house clad with stucco, there should be a "kickout flashing" installed at any area where a gutter meets a wall or at certain roof/wall junctions like around the chimney, etc. At this home "kickout flashings" were not present at recommended locations (either side of front entry, on either side of the Left chimney, and at the rear of the home left of deck). All of these areas had varying degrees of staining to stucco surface. Missing or improperly installed "kickout flashings" have been a common moisture entry point in stucco homes.

A properly sized, designed and sealed "Kick-out Flashing" should be installed at any roof-to-wall intersection to help divert water away from the structure (this can help prevent moisture damage to the building and staining to walls). We recommend service and correction by a qualified and licensed roofing contractor.



4.5 Picture 1 Front Entry



4.5 Picture 2 Left Chimney



4.5 Picture 3 Rear of Home

(2) See Example of a Proper Kickout Flashing (not on your home)



4.5 Picture 4

**4.6** This area is at the rear of the home. The roof area was clogged with leaves and we did not see how they would be easily washed off by rain water. Have stucco or roof contractor verify this (service or modify if needed).



4.6 Picture 1



4.6 Picture 2

**4.7** We did not inspect under the deck due to sides being covered at some areas, and it being low to the ground at others. Nothing is known of the condition of flashings, attachments, etc under there. The presence or absence of a deck flashing was not determined. We suggest contacting the builder or reviewing the original engineering details and blueprints to validate the presence or absence of of this detail.

**4.8** (1) There were some trim pieces with improper flashings (raised, short, etc) OR missing (octagon window & front door). Installation and/or service of these is suggested. Repairs may include; end dams created, sealing overlaps, caulking the bottoms, bent flashing straightened, installing if missing, etc.

See Example



4.8 Picture 1 Rear

(2) There was no visible caulk joint at areas like windows, doors, where stucco meets another building material like brick, stone or wood, etc. Typically on a house clad with stucco or EIFS we should see a 3/8" gap around areas like the windows, doors, other materials, etc - a "backer rod" is then placed in the gap and this area is properly sealed - this detail did not appear to be visible on this home. We would suggest contacting the builder and/or reviewing the original engineering details and blueprints to validate the absence or presence of this detail and to find out how this detail was handled. Repair or modifications may be needed. See Examples in Pics.



4.8 Picture 2



4.8 Picture 3



**5. WINDOWS AND DOORS**

		Y	N	PAR	IMP	NA	NP	NVI
<b>5.0</b>	<b>Are Window &amp; Door Details Potential Moisture Intrusion Spots?</b>	X			X			
<b>5.1</b>	<b>Did Any Doors or Windows Appear To Have Thermal Pane Failure?</b>	X			X			
<b>5.2</b>	<b>Additional Comments?</b>	X						X

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**5.0** Rot, previous repair, peeling paint, questionable caulking or moisture deterioration was noted at various windows and the deck doors. When windows or doors have wood rot this can allow water to penetrate the assembly and enter behind the stucco system. Service, Repair or Correction Recommended.



5.0 Picture 1 Front Bow



5.0 Picture 2 Previous Repair - Left Side

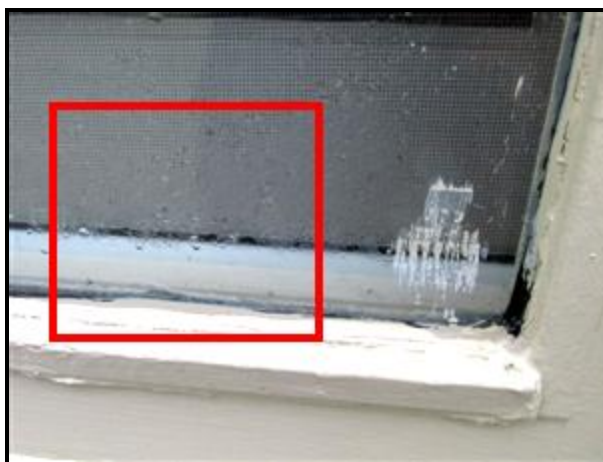
**5.1** We noted what looks like thermal seal failures at 1 or more glass panes such as, the window left side of home, the deck sliding door(s) and windows left of deck. Service / repair.



5.1 Picture 1 Deck Door



5.1 Picture 2 Windows



5.1 Picture 3 Left Side of Home

**5.2 FYI** - One or more glass panes are cloudy and may have lost their thermal seals OR the glass could just be dirty, so we recommend the seller clean the window(s) and doors to ensure they are not dirty. If the cloudiness remains then the seal is gone and service or repair is needed.

**FYI** - Signs of lost seals in thermal panes may appear and disappear as the temperature and humidity changes. ALL windows / doors with lost seals may not have been evident at the time of the inspection. Thermal seals are only checked for obvious clouding at the time of the inspection. If any lost seals were noted, we recommend having all thermal seals checked by a glass specialist for other lost seals.

## 6. GUTTERS / DOWNSPOUTS

		Y	N	PAR	IMP	NA	NP	NVI
<b>6.0</b>	<b>Are Gutters / Downspouts Present?</b>	X			X			
<b>6.1</b>	<b>Are Gutter Guards Installed?</b>		X					

**Y N PAR IMP NA NP NVI**

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**6.0** Gutters were clogged at multiple locations (large trees close by) and should be cleared of all debris. The gutters at the rear / side (such as by chimney) are bowed and/or sloped wrong to drain properly ..... Have contractor align and reslope all gutters as needed to drain to downspouts properly.



6.0 Picture 1

**6.1** With all the mature trees, it would be prudent to install gutter guards at the gutter system to help keep them clear of debris.



# 7. MOISTURE

		Y	N	PAR	IMP	NA	NP	NVI
7.0	Is There Wood Rot / Moisture Damage Visible?	X			X			
7.1	When Moisture Probing Was Substrate Soft / Spongy?					X		

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**7.0** On the surface what looks like minor wood rot and/or moisture damage was present at multiple wood window, door or trim surface locations. We **DID NOT** do moisture testing or probing into the wall system, windows, doors, trim, etc. Service and Repair as needed. See Examples

More rot could be revealed at other areas with extensive probing. Have a contractor probe and repair these areas as needed.



7.0 Picture 1 Left Side



7.0 Picture 2 Deck Door



7.0 Picture 3 Deck Door



7.0 Picture 4 Rear of Home



7.0 Picture 5 Rear of Home



7.0 Picture 6 Rear of Home

**7.1** We **DID NOT** do moisture testing or probing into the wall system. Without probing, we have no knowledge of the non-visible framing **OR** substrate. These area's should be explored further by a competent stucco inspector **OR** repair contractor to determine if any damage is present to the wood framing or the substrate. Without substrate knowledge, an accurate Moisture Content can not be determined

**8. WOOD DESTROYING INSECTS AND ORGANISMS**

		Y	N	PAR	IMP	NA	NP	NVI
<b>8.0</b>	<b>Is Foam Insulation and/or Stucco Below Soil Grade?</b>		X					
<b>8.1</b>	<b>Are Bushes or Shrubs in Contact With Stucco?</b>	X		X				
<b>8.2</b>	<b>Any There Signs of Wood Destroying Organisms?</b>					X		

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**8.1** 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. Common homeowner maintenance will include keeping the bushes or other foliage trimmed back from the walls.



8.1 Picture 1 Left Side of Home



8.1 Picture 2

**8.2** 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.

**9. STUCCO SURFACE**

		Y	N	PAR	IMP	NA	NP	NVI
<b>9.0</b>	<b>Is There Visible Stucco Damage?</b>	X			X			
<b>9.1</b>	<b>Are Surface Stains Present?</b>	X			X			

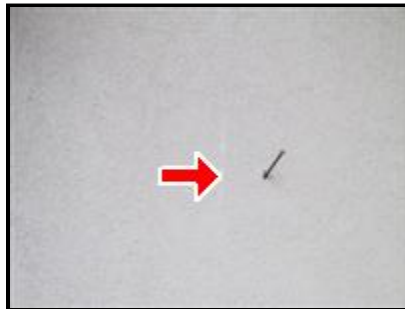
Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

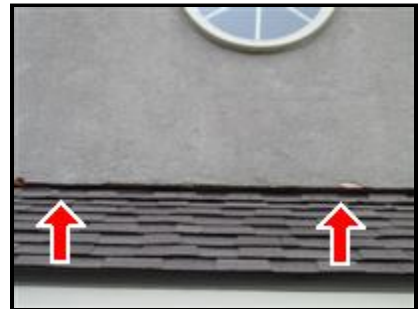
**9.0** There were multiple areas around the home where minor impact damage, previous repairs, nails or screws thru the stucco, chipped stucco with exposed mesh or foam. and cracks and/or holes were noted. These could allow moisture intrusion. Service and repair needed.



9.0 Picture 1 Front Courtyard



9.0 Picture 2 Front Courtyard



9.0 Picture 3 Over Garage Doors



9.0 Picture 4 Rear of Home



9.0 Picture 5 Right Side of Home



9.0 Picture 6 Rear / Screws in Stucco



9.0 Picture 7 Left Side / Mesh Visible

9.0 Picture 8 Right Side



9.0 Picture 9 Left Side Home

**9.1** (1) There are areas on all sides of the home where heavy stains and/or a mold like substance are present on the stucco walls and/or trim (like by chimneys, under missing kickout areas, by rear deck and under front bow window, etc). These areas 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.



9.1 Picture 1 Front Wall - Right of Entry



9.1 Picture 2 Chimney on Left Side



9.1 Picture 3 Chimney / Left Side



9.1 Picture 4 Mold by Daylight Window

(2) We **DID NOT** perform any mold tests or mold / air sampling evaluations at this property. A visual inspection alone can not verify the type of mold or its significance. Almost all homes have some form of mold spores present, most of which are not harmful. Mold however, can cause health or respiratory problems for some people. Mold types and their significance can only be discovered through sampling and laboratory analysis. A competent IAC2 mold or indoor air quality specialist can provide testing or evaluation for you.



**10. MISCELLANEOUS**

		Y	N	PAR	IMP	NA	NP	NVI
<b>10.0</b>	<b>Are There Other Areas of Concern</b>	X						
<b>10.1</b>	<b>Stucco Contractors</b>	X						
<b>10.2</b>	<b>Suggested Actions</b>	X						

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**10.0** Prior repairs were noted. We recommend further monitoring for leakage and/ or movement of the stucco.

Most windows were wood. We noted clad windows at the front and 1 side (looks like a repair or change-out). This is often done if moisture deterioration or wood rot damages windows. Verify this information with the seller (who, what, when, etc).

**10.1 Stucco Contractors** - 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 association or in the Yellow Pages.

1) Chuck Kincaid (816) 510-6375 / (816) 509-4860

2) Todd Jones (816) 835-5320

**10.2** Contact at least three stucco contractors to obtain repair bids.

A full moisture analysis is recommended to determine if moisture has penetrated the stucco cladding.

**11. PHOTOS AND MOISTURE READINGS**

		Y	N	PAR	IMP	NA	NP	NVI
<b>11.0</b>	<b>Photos and Moisture Probing</b>	X						

Y N PAR IMP NA NP NVI

Y=Yes, N=No, PAR=Partial, IMP=Improper, NA=Not Applicable, NP=Not present, NVI=Not visible

**11.0** (1) Front Elevation



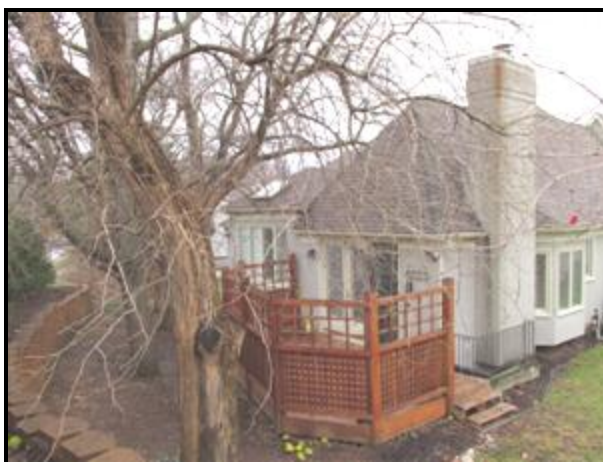
11.0 Picture 1

(2) Left Side Facing Front of Home



11.0 Picture 2

(3) Rear Elevation / Right Side Facing it



11.0 Picture 3

(4) Rear Elevation / Left Side Facing it



11.0 Picture 4

(5) Right Side Facing Font of Home



11.0 Picture 5





## Holmes Inspection Company

**Dan Bowers, CRI, ACI, CMI, EDI**

**theholmescompany@hotmail.com**  
**(816) 455-8787**

