



Moisture Inspection Report

For the Property Located At:

Report Prepared For:



8243 SW 53rd ST, Topeka, KS 66610 Ph: 785.250.7721
Website: www.lesterinspection.com **Email:** craig@lesterinspection.com

Project Information

| OWNER INFORMATION | | BUYER INFORMATION | |
|---------------------------|--------------|------------------------|----------------------|
| Owners | | Buyers | N/A |
| Property Address | | Buyers Address | |
| City, State, ZIP | | City, State, ZIP | |
| Phone | | Phone | |
| FAX | | FAX | |
| Owners Realtor | N/A | Buyers Realtor | N/A |
| Realty Company | | Realty Company | |
| Phone | | Phone | |
| FAX | | FAX | |
| PROPERTY INFORMATION | | INSPECTION INFORMATION | |
| Type of Exterior Cladding | EIFS | Date of Inspection | 02/21/20 |
| System Manufacturer | Undetermined | Inspector | Craig Lester |
| Mesh Color | White | Present at Inspection | Owner |
| Underlying Substrate | Plywood | Temperature / Humidity | 40/55 |
| Age of Property | 22 est. | Weather | Sunny |
| Square Footage | | Last Rain | Within past few days |

| Window Data | | |
|--|-----------|---|
| Type of Windows | Quantity | Comments |
| Crank-out/fixed metal or metal clad casement win | 23 | Bays and bows count as a unit. |
| | | Cracked glass front upper and right side lower. |
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| Total Number of Window Units | 23 | |

Summary Checklist

| Caulking | Good | Not Adequate | N/A | Comments |
|--|-------------|---------------------|------------|--|
| Caulking Around Window Frame | | X | | Existing caulk is too thin or inadequate to protect against moisture intrusion. Need to re-caulk. |
| Caulking At Window Joints / Miters | | X | | Window construction, which includes all construction joints, miter joints and behind the sash tracks, needs to be caulked. |
| Caulking Around Door Frame | | X | | Existing caulk is too thin or inadequate to protect against moisture intrusion. Need to re-caulk. |
| Caulking At Door Joints / Miters | | X | | Caulk all door joints or miter joints, including thresholds. |
| Caulking Around Other Breaches | | X | | All utility breaches, including hose bibs, light fixtures and vents, need to be caulked or re-caulked. |
| Flat Accents Caulked or Angled | | | X | |
| Soffit, Frieze & Facia Boards Caulked | | X | | Exposed gaps where stucco meets another material need to be caulked. |
| Flashings / Diverters | Good | Not Adequate | N/A | Comments |
| Kickout Flashings / Roof / Wall | | X | | Kickout flashing needs to be installed at the location(s) noted in this report. |
| Deck Flashings | | | X | |
| Other Attachment Flashings | | X | | EIFS not sealed at rake ends where kickout flashing is not required. |
| Porches / Stoop Flashing | | X | | Flashing appears to be missing at stoop/porch areas(s). |
| Chimney Cap | X | | | Appears satisfactory from ground level. |
| Chimney Cricket | | | X | Did not walk roof to verify. |
| Window Head Flashing | X | | | Window head flashing is installed. |
| Door Head Flashing | X | | | Door head flashing is installed. |
| Column Flashing | | X | | Tops of columns may need to be modified with flashing to prevent moisture intrusion. |
| Terminations | Yes | No | N/A | Comments |
| EIFS Is Terminated Above Grade | X | | | Satisfactory |
| EIFS Is Sealed At Bottom | | X | | Lower edge of system is exposed to the elements and needs to be properly backwrapped and sealed. |
| EIFS Is Terminated At Porches | | X | | Foam insulation appears to extend to grade behind porch or stoop and should be modified to protect against insect infestations in this area. |

Summary Checklist Continued

| Miscellaneous | Yes | No | N/A | Comments |
|--|----------|----------|----------|---|
| Evidence Of Sprinkler Overspray | | X | | |
| Gutters Clean & Functioning | X | | | Gutter guards are installed and gutters appear to be functioning. |
| Down Spout Fasteners Sealed | X | | | |
| Cracks Or Impact Damage | X | | | Past damage sealed. |
| Delaminating At Foam / Substrate | | X | | |
| Exterior Evidence Of Pest Infestation | | X | | |
| Adequate Slope Of Grade Away | X | | | |
| Crawlspace Inspection Made | | | X | |
| Property Located Near Body of Water If Yes, Describe | | X | | Small drainage ditch |

Moisture Inspection Summary

Testing starts at the front left and goes counterclockwise around the home. Moisture levels at 19% and above are considered elevated. When probes penetrate the wall all the way through without resistance this may be a dry rotted area - **moisture reading may still indicate low moisture.**

Elevated moisture readings are present at or near wood trim at window locations on front and rear. Window wood trim abuts EIFS and metal clad windows and was not installed with a proper 3/8 flexible joint to accommodate expansion and contraction causing gaps and wood rot to appear over time. Gaps at metal clad window miter joints will allow moisture penetration as well. Metal flashing at columns in front were not properly sealed at top and allow water penetration.

Overall installation of the EIFS material is satisfactory. The inspector observed one inch polyurethane foam board with white house wrap and white mesh. This is not a drainage plane system. The EIFS was not back wrapped at the bottom edges and floor line expansion joints not installed. EIFS does require a two inch gap between concrete and bottom edges.

Please note that this report is NOT intended for use as a complete work order of every concern present in the home, BUT is a representative SAMPLE of improper or unreliable conditions that should be considered in owning and maintaining a EIFS home. AND it is our opinion that after reviewing comments in the letter, the attached photos, and then examining the house, a competent stucco contractor or other specialist should be able to make an educated decision about repair- cost, service, maintenance, remedial actions or other modifications that need to be done to ensure it is water tight. Contractors may uncover hidden damage not visible to the inspector during repairs.

Photo5.1

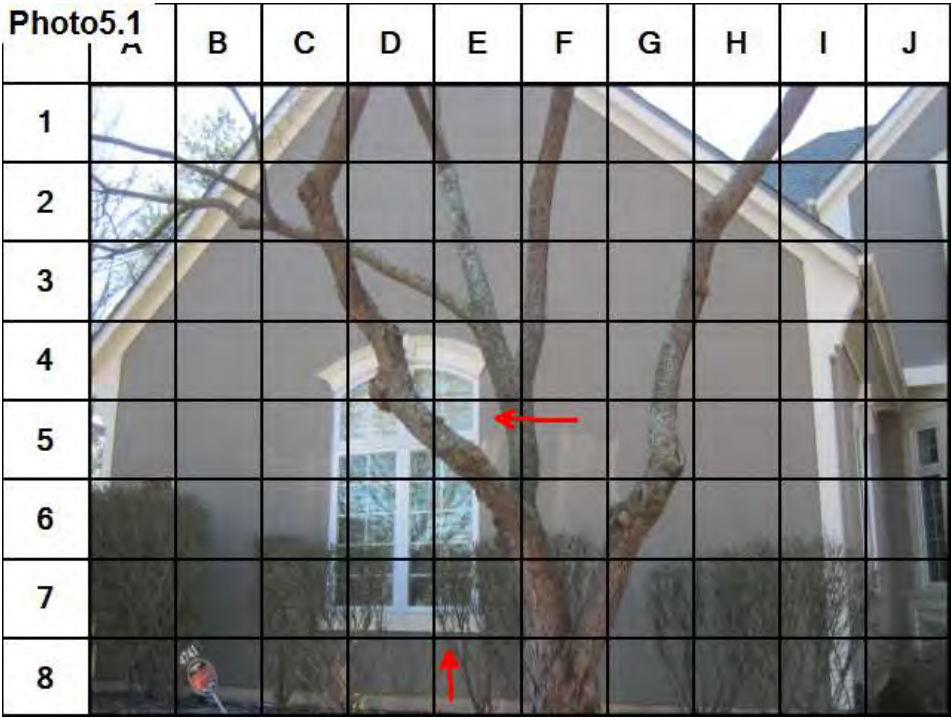
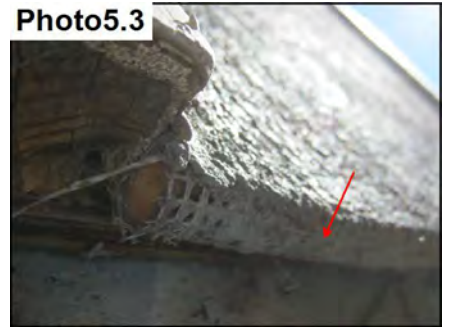


Photo5.2



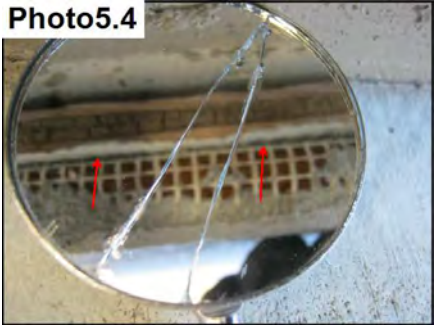
Plywood, yellow insulation, white mesh.

Photo5.3



Some areas back wrapped

Photo5.4



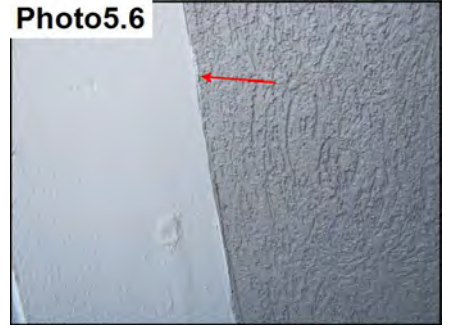
White house wrap visible.

Photo5.5



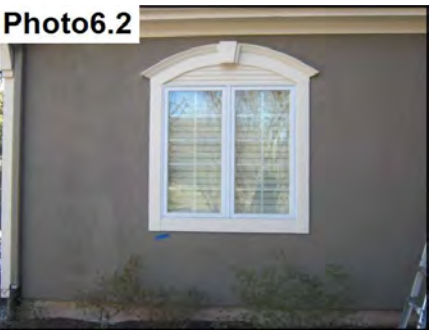
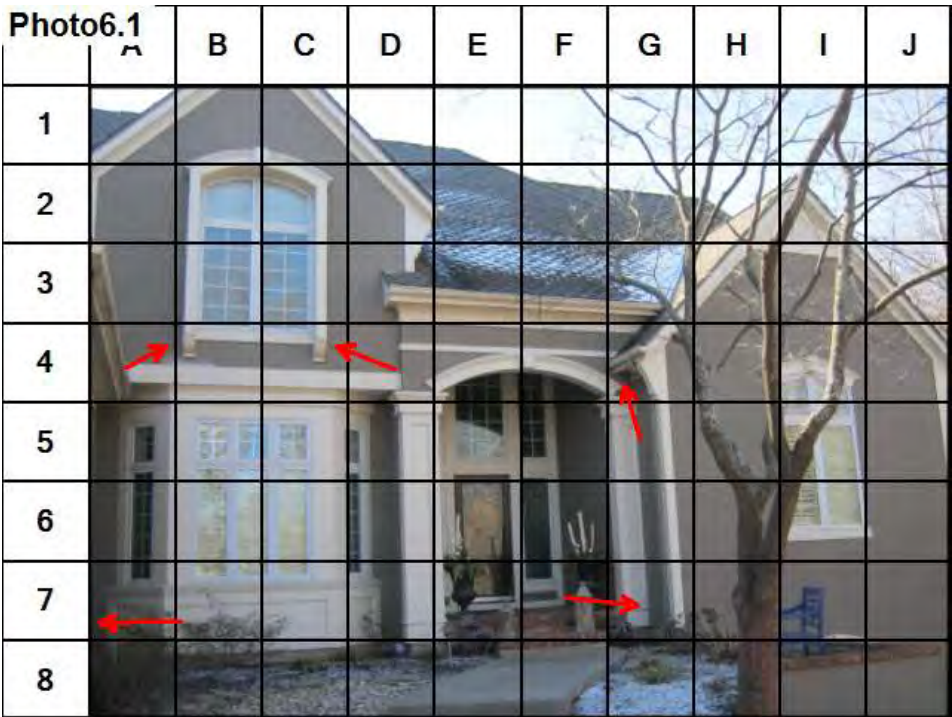
Thin sealant visible.

Photo5.6



Missing sealant trim abutments.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---------------------|
| E8 | Probe 1 | 16.6 | Firm | Inadequate sealants |
| E5 | Probe 2 | 13.0 | Firm | Inadequate sealants |
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Probe area 3



Probe 4 elevated moisture



Probe 5 elevated moisture



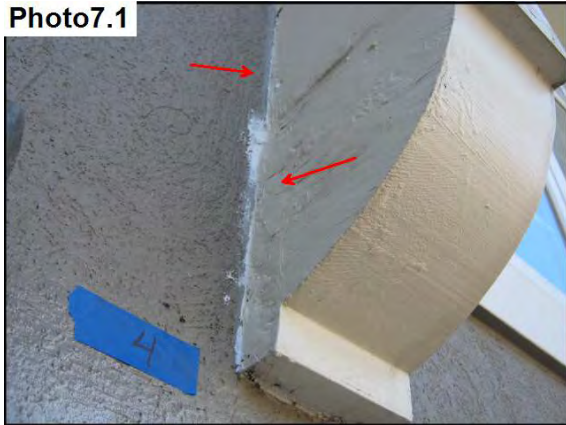
Probe 6 elevated moisture



Probe 7 elevated moisture

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|---------------------|------------------------------------|-------------------|
| A7 | Probe 3 | 11.0 | Firm | Inadequate sealants | |
| A4 | Probe 4 | 24 | Firm | Elevated Moisture | |
| C4 | Probe 5 | 28.1 | Firm | Elevated Moisture | |
| G4 | Probe 6 | 21.9 | Firm | Elevated moisture/missing kickout. | |
| G7 | Probe 7 | 35.3 | Firm | Elevated moisture | |
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Photo7.1



Wood rot repair, inadequate sealant.

Photo7.2



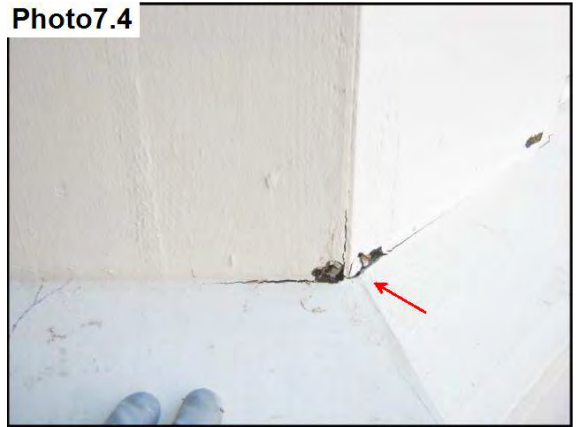
Hole in trim

Photo7.3



Hole in trim

Photo7.4



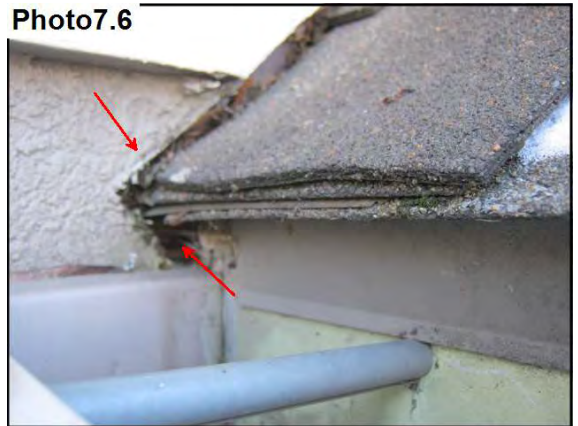
Wood rot at column

Photo7.5



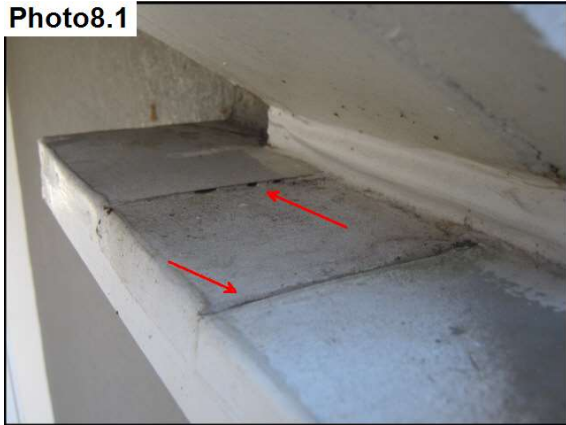
Top column flashing not sealed.

Photo7.6



Wood sheathing visible, missing kickout.

Photo8.1



Column flashing not sealed

Photo8.2

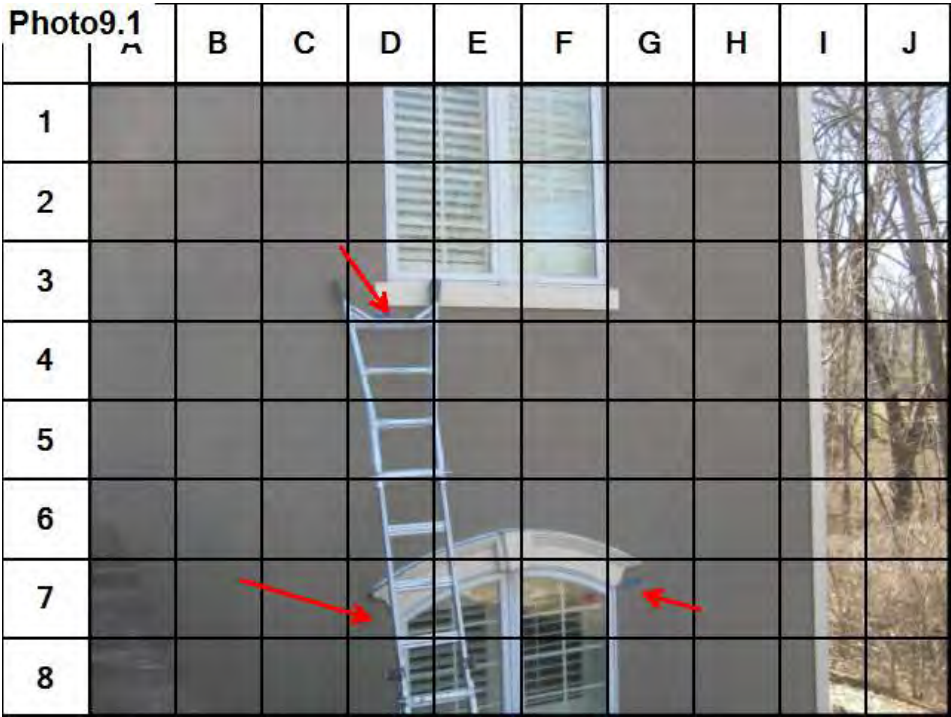


EIFS in contact with brick

Photo8.3



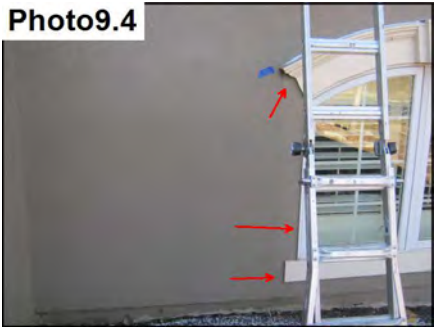
Trim/EIFS in contact with roof shingles.



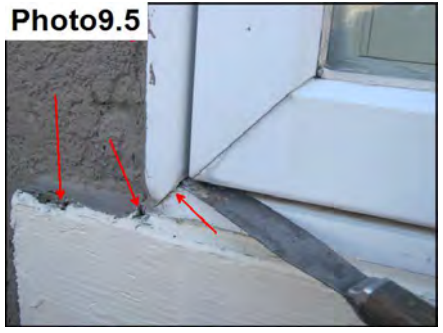
Probe 8 elevated moisture



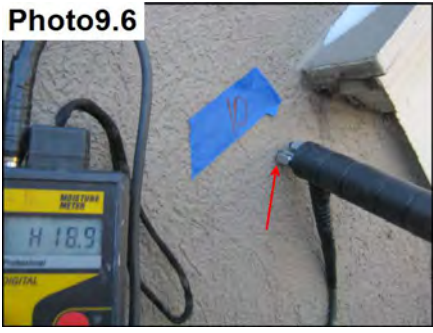
Probe 9 probes go all the way in.



Inadequate sealants

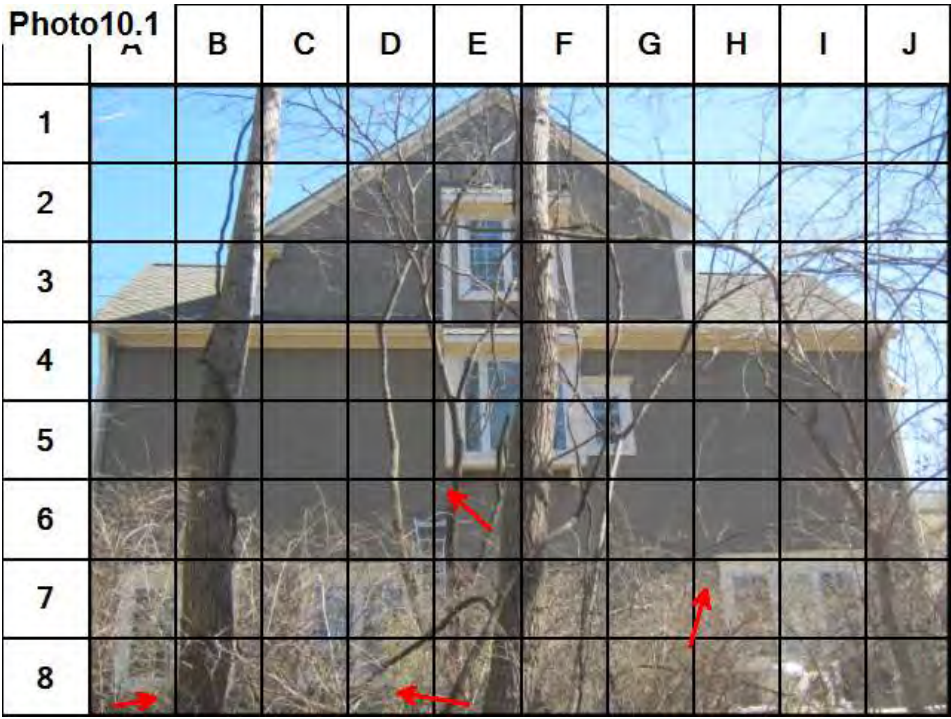


Probe area 8 wood rot and open miter joints. Missing sealant.

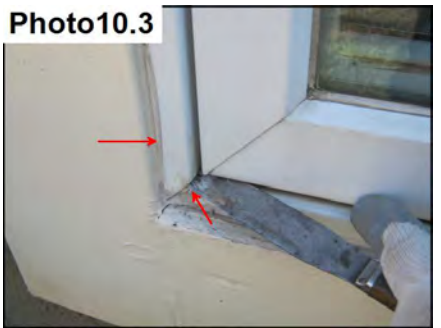


Probe 10 rprobe goes all the way in.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|---------------------|-------------------|-------------------|
| D3 | Probe 8 | 19.7 | Firm | Elevated moisture | |
| G7 | Probe 9 | 10.8 | Soft | Possible dry rot | |
| G7 | Probe 10 | 18.9 | Soft | Possible dry rot | |
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Cracked window bent metal cladding lower window



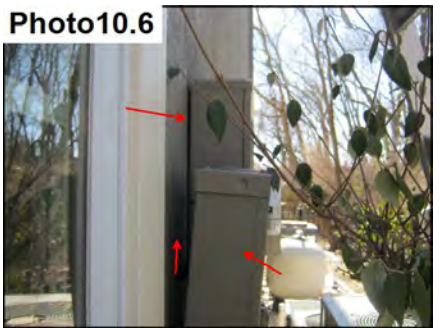
Open miter joints, thin sealant.



Missing sealant.

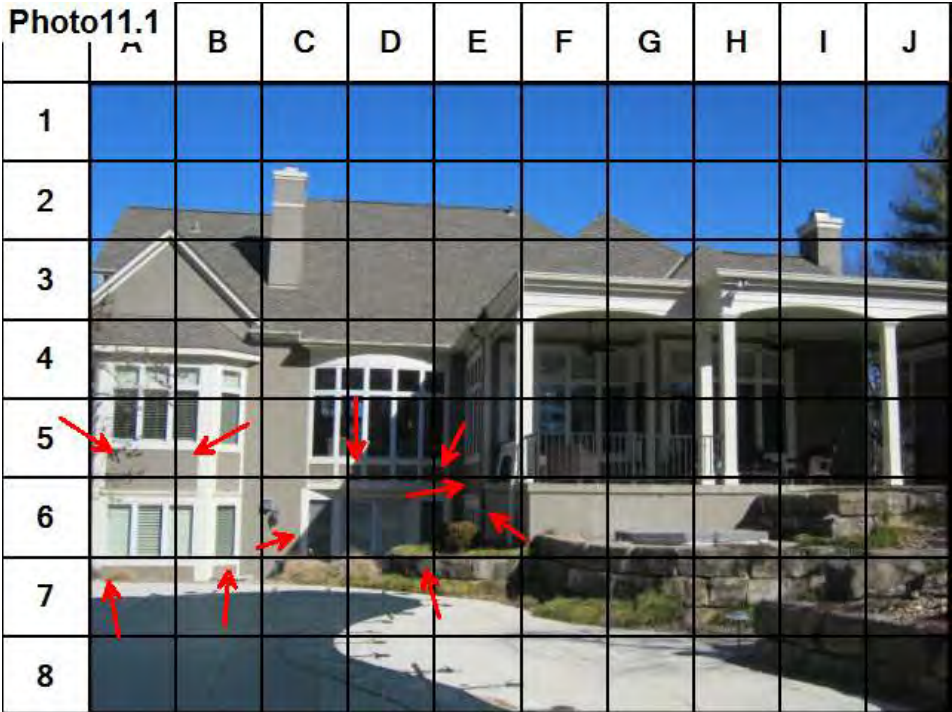


Penetrations not sealed

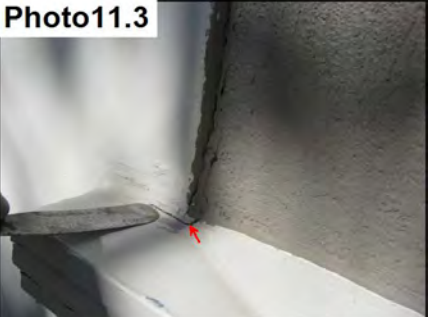


Loose electric. All utilitie boxes not sealed.

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|---------------------|---------------------|-------------------|
| A8 | Probe 11 | 9.0 | Firm | Inadequate sealants | |
| D8 | Probe 12 | 10.3 | Firm | Inadequate sealants | |
| E6 | Probe 13 | 8.9 | Firm | Inadequate sealants | |
| H7 | Probe 14 | 10.6 | Firm | Inadequate sealants | |
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All fixtures not sealed



Gaps at head flashing



Wood rot



Gaps at wood trim



Gaps at joints

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|---------------------|--|-------------------|
| A5 | Probe 15 | 8.5 | Firm | Inadequate sealants | |
| B5 | Probe 16 | 8.2 | Firm | Inadequate sealants | |
| A7 | Probe 17 | 8.7 | Firm | Inadequate sealants | |
| B7 | Probe 18 | 10.1 | Firm | Inadequate sealants | |
| D5 | Probe 19 | 8.3 | Firm | Inadequate sealants | |
| E5 | Probe 20 | 9.1 | Firm | Inadequate sealants | |
| C6 | Probe 21 | 10.9 | Firm | Inadequate sealants | |
| D7 | Probe 22 | 8.2 | Firm | Inadequate sealants | |
| E6 | Probe 23 | 10.8 | Firm | Hole in window head flashing. | |
| E6 | Probe 24 | 9.7 | Firm | Inadequate sealant | |
| F5-J5 | | | | Sheltered area dry. EIFS in contact with concrete. | |

Photo12.1

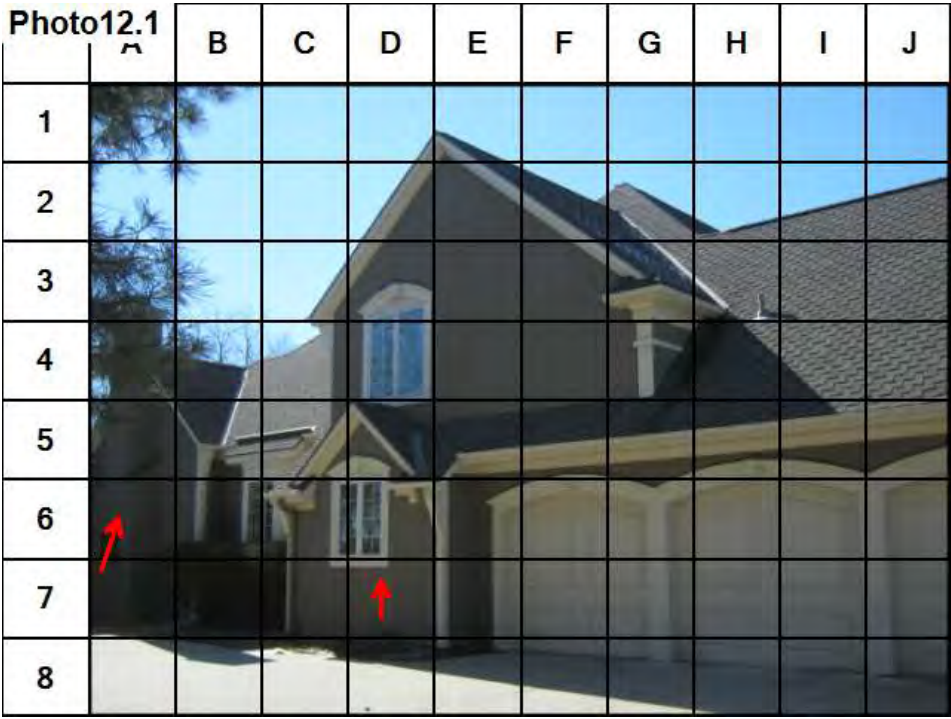


Photo12.2



Inadequate sealant

Photo12.3



Improper attachment

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|---------------------|--------------------|-------------------|
| A6 | Probe 28 | 10.5 | Firm | Chimney chase | |
| D7 | Probe 29 | 9.0 | Firm | Inadequate sealant | |
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Photo13.1

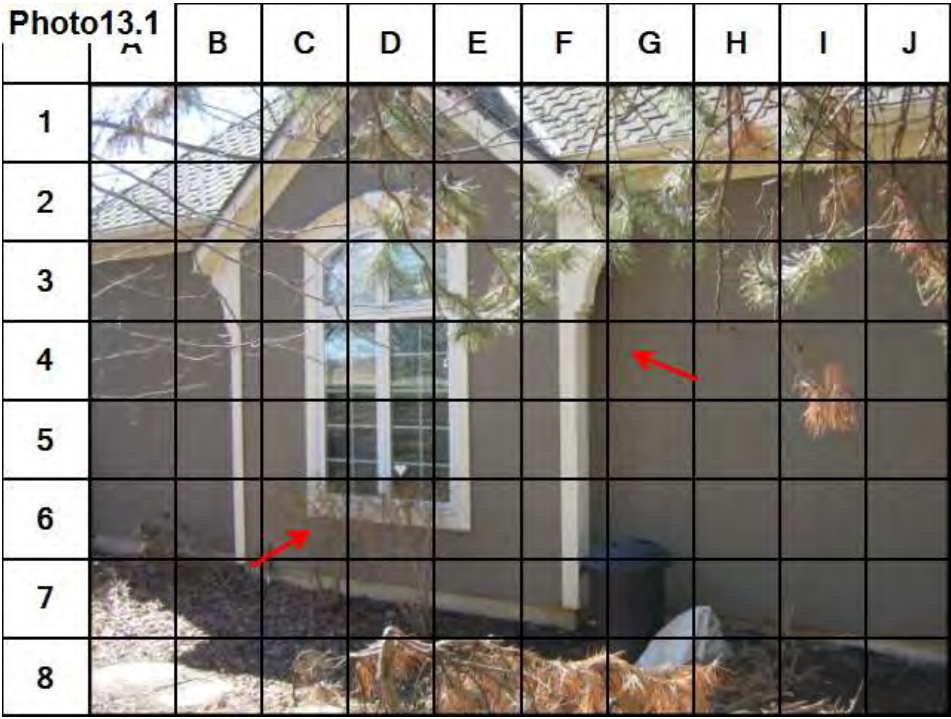
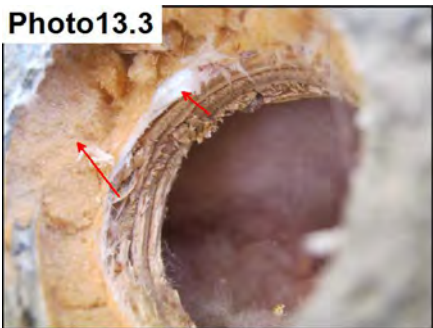


Photo13.2



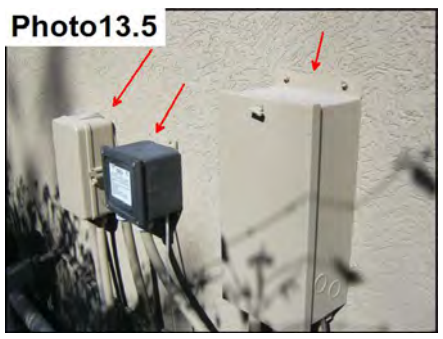
Wood rot, thin sealant.

Photo13.3



Hole cut for TV. Yellow foam and white house wrap.

Photo13.5



Utilities on rear garage wall not sealed.

| Grid Location | Item Description | Moisture Readings | Condition | Observations | Chapter Reference |
|---------------|------------------|-------------------|-----------|---------------------|-------------------|
| C6 | Probe 26 | 11.4 | Firm | Inadequate sealant | |
| G4 | Probe 27 | 13.7 | Firm | Inadequate sealant. | |
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Open gap at roof wall.



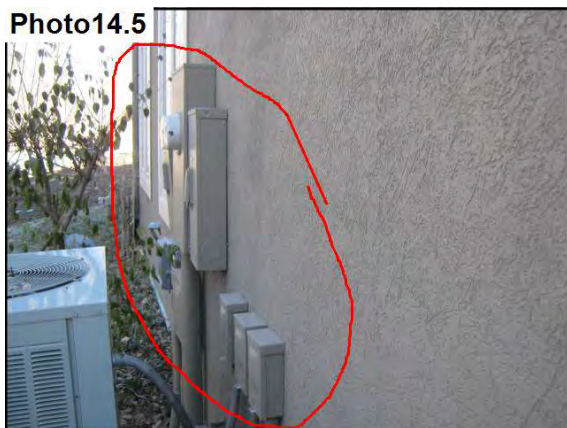
Wood rot at column



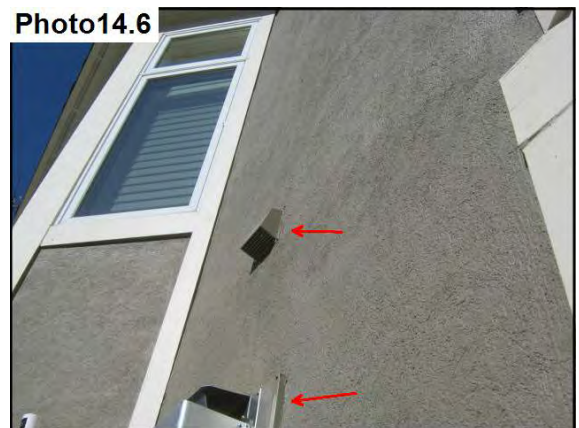
Two inch gap required.



Head flashing installed but gaps at trim.



Seal all utilities



Seal all vents

Photo15.1



Seal all thresholds

Photo15.2



Seal open gaps.

Photo15.3



Good clearance to grade

Photo15.4



Sealants too thin to be effective.

Photo15.5



Wood rot site 18

Photo15.6



Good clearance to rear patio