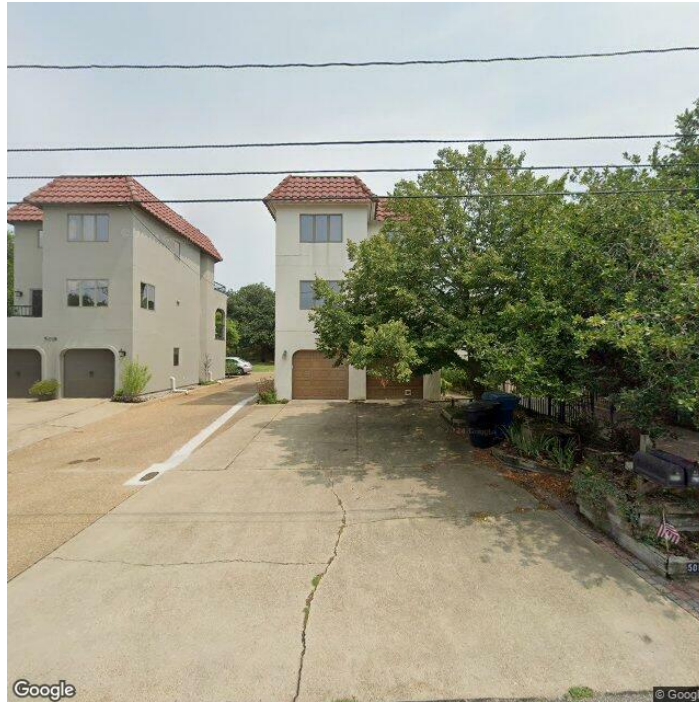




Modern Wall Systems

757-900-9103

ems@eifswallsystems.com



EIFS-STUCCO INSPECTION

1234 Main Street
Virginia Bch, VA 23464

Buyer Name
10/25/2024 9:00AM



Inspector
Edward Santana

A handwritten signature in blue ink that reads "Edward M. Santana".

123-456-7890
www.eifswallsystems.com

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2: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Occupied

Style

Modern

Temperature

72 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Standards of Practice

Info

AWCI Standards of Practice (2. Scope and Purpose)

2.1 AWCI inspections performed in accordance with these guidelines are intended to provide the building owner or client with a better understanding of the exterior cladding system and component conditions as observed at the time of inspection.

2.2 AWCI Inspector shall: Observe all installed EIFS and stucco wall components listed elsewhere in these standards. Submit a written, signed report to the person or persons outlined in their contract. The report shall: 1. Describe those components specified, as listed elsewhere in these standards. 2. State which components were inspected as listed elsewhere in these standards. 3. State which components as listed elsewhere in these standards that were not inspected and why. 4. State any components that are listed elsewhere in these standards that are in need of correction, modification, or immediate repair in order to bring the system to industry and/or manufacturer standards.

2.3 AWCI inspection standards are not intended to limit the inspector from: A. Reporting conditions or observations that directly relates to the performance or life of the inspected wall system and its components. B. Including other systems and components into the inspection if requested by the person or persons for whom the inspection is performed.

2.4 AWCI inspection standards are not intended to override local laws. When these Standards of Practice are found to be in conflict with laws or statues of local jurisdiction, the local jurisdiction shall supersede.

3. General Exclusions and Limitations (3.1 General Exclusions)

A. AWCI Inspectors are NOT required to report on: The life expectancy of the wall system or any component of the system. The suitability of the wall system or product within the wall system for any specialized use. The compliance or non-compliance of the wall system and components with applicable code requirements. The method and materials required for the repair of the wall system or its components. The cost for the corrections to the wall system or its components. The condition of a wall system or a component of a wall system that could not be readily observed due to personal items, furniture, equipment, plant life, soil, snow, ice, debris or storage. The identification of wood destroying organisms including but not limited to insects, fungi, and rodents. The identification of any hazardous substances, environmental issues or biohazards, or to determine the condition of an installed system used to control the above conditions.

B. AWCI Inspectors are not required to: Offer any warranties or guarantees of any kind. Offer any service or perform any act that is contrary to law. Perform any architectural or engineering service or perform any function that requires a license or permit within the state or township of the inspection, with the exception that a license is required to perform the standards as outlined within the scope of these Standards of Practice, and the responsible party has obtained the proper license or permit. Determine the strength, adequacy, life of, or efficiency of any wall system or component. Perform any procedure or destructive testing which may damage the wall system, components or property without prior written permission from the property or building owner. Move any personal items, furniture, equipment, plant life, or items that may obstruct access or visibility of the component or wall system being inspected, without first obtaining written permission from the property or building owner. Predict the future of any installed wall system or its components installed within the wall system. Predict the performance of wall system or components within the wall system in regards to sound proofing, insulation, or fire suppression.

The inspector shall:

A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

3: EXTERIOR

		IN	NI	NP	D
3.1	General	X			X
3.2	EIFS, Stucco & Sealant Inspection	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

EIFS, Stucco & Sealant Inspection:

Siding Material

One Side

EIFS

General: Inspection Method

Visual, Moisture Meter

The evaluation is nondestructive and nonintrusive and based on the exterior's visibility and accessibility. Probe testing is not done as part of the inspection, as this can damage the exterior and make it susceptible to future water intrusion. The results of our findings are presented in an easy-to-understand comprehensive report complete with digital photographs that highlight the condition of the EIFS.



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3.2.1 EIFS, Stucco & Sealant Inspection



CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior.

Recommendation

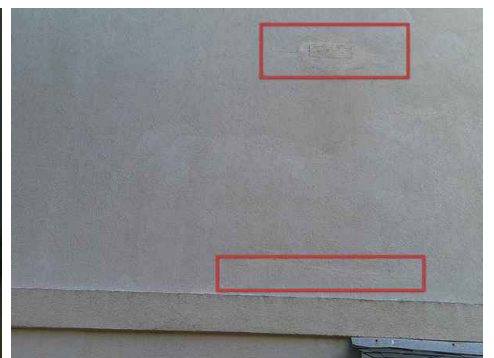
Contact a stucco repair contractor



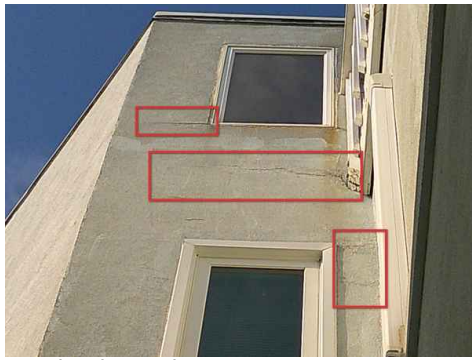
cracks



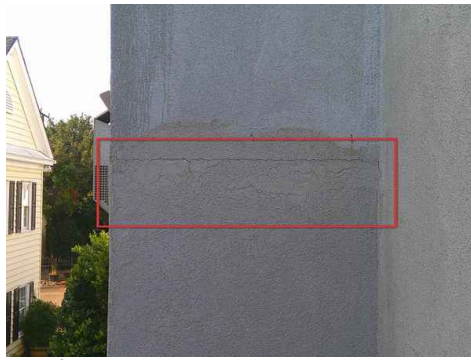
Cracks / Impact Damage



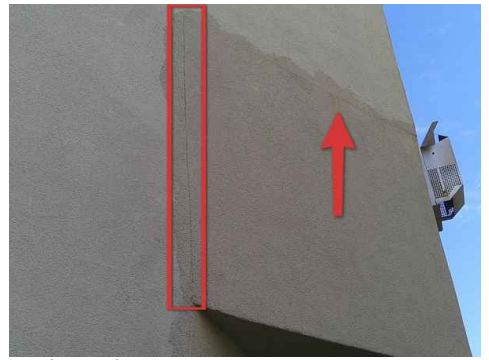
Cracks



Cracks throughout.



Crack in Lamina



Bad Patch

3.2.2 EIFS, Stucco & Sealant Inspection

CRACKING - MINOR

EIFS is cracking in several places. This can be a result of temperature changes. Recommend yearly inspections.

 Recommendation



Hairline Crack

3.2.3 EIFS, Stucco & Sealant Inspection

EVIDENCE OF WATER INTRUSION

The EIFS has several problem areas where the moisture levels are higher than recommended. (10-12% moisture is acceptable)

Recommendation

Contact a stucco repair contractor

 Safety Hazard



Moisture intrusion from cracks and terminations.

3.2.4 EIFS, Stucco & Sealant Inspection

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing installed improperly.

Recommendation

Contact a stucco repair contractor

 Recommendation



Improper Flashing

3.2.5 EIFS, Stucco & Sealant Inspection



IMPROPER CONSTRUCTION PRACTICES

EIFS/DECK TERMINATIONS

Proper EIFS deck flashing terminations are crucial for preventing water intrusion and maintaining the integrity of the exterior insulation finishing system.

The deck ledger board should be properly flashed to prevent damage to the lamina. This flashing should extend out over the EIFS material below the ledger. This allows any water that may accumulate to drain away from the wall surface.

Recommendation

Contact a stucco repair contractor



Stained Lamina



Impact Damage



Improper Deck Flashing and Impact Damage

3.2.6 EIFS, Stucco & Sealant Inspection



IMPACT DAMAGE

THROUGHOUT

When EIFS sustains impact damage, it can lead to several issues:

Cracks, holes, or dents in the surface

Water intrusion behind the EIFS

Moisture accumulation between the sheathing and insulation

Mold growth and rotting of underlying materials

Compromised structural integrity

Degraded aesthetics

Even small breaches in the exterior finish can allow water to penetrate and become trapped, potentially causing extensive damage over time

Recommendation

Contact a stucco repair contractor



3.2.7 EIFS, Stucco & Sealant Inspection

Recommendation

EIFS DELAMINATION

EIFS delamination is present where moisture levels are elevated.

Recommendation

Contact a stucco repair contractor



Moisture Damage



Moisture Damage



Hairline crack and bad flashing installation.

3.2.8 EIFS, Stucco & Sealant Inspection

Safety Hazard

PAINT NEEDED

100% of EIFS needs to be repaired and resurfaced.

Resurfacing helps to bridge minor hairline cracks before they become large ones.

Recommendation

Contact a stucco repair contractor



Wrong Color Paint



Stained Lamina



Lamina needs resurfacing.



3.2.9 EIFS, Stucco & Sealant Inspection

 Safety Hazard**WARPING/BUCKLING**

The most common cause of warping in EIFS is moisture infiltration. When water penetrates the EIFS layers, it can lead to:

- Swelling of the insulation board
- Rotting of underlying building materials
- Compromised structural integrity



Bulging wall due to moisture intrusion

3.2.10 EIFS, Stucco & Sealant Inspection

 Maintenance Item**BAD OR MISSING SEALANT**

Caulking is still in good shape in most areas. Monitor yearly.

Recommendation

Contact a stucco repair contractor

3.2.11 EIFS, Stucco & Sealant Inspection

 Recommendation**EXPOSED MESH**

1. **Reduced durability:** The mesh is meant to be fully embedded in the base coat, not exposed. When visible, it loses its ability to properly reinforce the system or get frayed over time.
2. **Loss of strength:** Prolonged exposure to moisture can cause the fiberglass mesh to lose strength over time.
3. **Aesthetic issues:** Visible mesh detracts from the intended smooth, monolithic appearance of the finished EIFS surface.

Recommendation

Contact a stucco repair contractor

STANDARDS OF PRACTICE

Summary

PURPOSE, LIMITATION, AND INSPECTOR / CLIENT RESPONSIBILITIES

It is important that you carefully read ALL of this information. This report contains technical information, if you have questions or is unclear regarding the reported findings; please feel free to call our office for consultation. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, the inspector cannot be held liable for your understanding or misunderstanding of the reports content.

For edification purposes it should be understood that the primary objective of inspecting the exterior cladding of any existing structure is to determine whether or not it is performing adequately. Simply comparing the structures existing details to current published guidelines fails to accomplish this objective. An inspection should identify repairs that are necessary, effective and economical. Strict conformance to a manufacturer's published details does not answer the question: "Is a repair necessary, and will it be effective?"

Inspection reports that identify existing details and conditions as "defective" because they deviate from current published manufacturers' guidelines can mislead clients, home owners, buyers, real estate agents, or other parties into initiating unnecessary remedial work. This is especially true if there is positive evidence that the existing details are performing effectively. Simply put: "Is the exterior cladding performing adequately?" "Is the exterior cladding effectively keeping the moisture out of the wall cavity?"

It should be noted that this inspection is limited in scope "non-destructive" and is not intended to be a full comprehensive analysis of the stucco application and performance. This report scope is limited for an evaluation to determine if further in depth inspection and analysis "destructive inspections or testing" is warranted based upon this limited inspection. Please read the report in its entirety, this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages or deficiencies found. There will be some damage or deficiencies not represented with digital imaging.

As with all cladding systems, maintaining a proper surface seal is a critical function as a weather tight cladding. The condition of the surface and the termination details are vitally important to maintaining a moisture barrier against water and moisture intrusion into the cladding system. The cladding industry has published specifications that detail the application requirements to install the stucco system. The application information comes in the form of the International Building Code, the Exterior Design Institute (EDI) Typical Details and other industry guidelines. This information is the primary criteria regarding the application of the system.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building or purchasing a building, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that makes the repairs impossible or unpractical. Additional evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspection does NOT imply insurability or warrantability of the structure or its components. This report is not intended to be used for determining insurability or warrantability of the structure.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.