Inspection Report

Sample Report

Best Choice Inspections

Address: 100 Anywhere Lane, Knoxville, TN 37919

Inspector: Jon Walz TN - 1126
P.O. Box 14205
Knoxville, TN 37914
Tel: 865-804-2422
3/9/2020

Table of Contents

Date: 3/9/2020	**Time:** 08:30 AM	**Report ID:** 0000

Property: 100 Anywhere Lane, Knoxville TN 37922	**Customer:** Sample Report

Owner Information		Buyer Information	
Owners	**Unknown**	**Client**	Sample Report
Property Address	**9036 Legends Lake Lane**	**Client Address**	
City, State, Zip	**Knoxville, TN 37922**	**City, State, Zip**	
Phone		**Phone**	
Fax		**Email**	
Sellers Realtor	**N/A**	**Buyers Realtor**	
Phone		**Phone**	
Fax		**Email**	
Property Information		**Inspection Information**	
Exterior Cladding	**EIFS**	**Date of Inspection**	**3/9/2020**
System Manufacturer	**MasterWall or Parex**	**Inspector**	**Jon Walz**
Mesh Color	**White**	**Present at Inspection**	**Inspector / Buyer**
Underlying Substrate	**Oriented Strand Board (OSB)**	**Temperature/Humidity**	**43F / 65% at start**
Age of Property	**24 Years**	**Weather**	**Clear**
Square Footage	**3892**	**Last Rain**	**3/3/2020**

1. WINDOW DATA

Items

1.0 EIFS INSPECTION SUMMARY

Window Data		
Type of WIndows	**Quantity**	**Comments**
Casement wood with metal cladding		
Service Doors		
Overhead Doors		
Total Number of Window and Door Units		

2. SUMMARY

Items

2.0 EIFS INSPECTION SUMMARY

(1)

Summary Check List				
Caulking	**Good**	**Not Adequate**	**N/A**	**Comments**
Caulking Around Window Frame		**X**		**Caulk failing at windows where indicated in the report.**
Caulking At Window Joints/ Miters		**X**		**Window construction, which includes all construction joints, miter joints needs to be caulked.**
Caulking Around Door Frame		**X**		**Caulk missing and/or failing at doors where indicated in the report.**
Caulking At Door Joints/Miters		**X**		**Caulk all door joints or miter joints, including thresholds.**
Caulking Around Other Breaches		**X**		**Caulk missing and/or failing at breaches where indicated in the report.**
Flat Accents Caulked or Angled		**X**		**Flat accents extending more than 1 and 1/2 inch from wall are not caulked at wall line.**
Soffit, Frieze, And Fascia Boards Caulked		**X**		**Caulk failing and/or missing at fascia boards and soffits where indicated in the report.**

Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall	X			
Deck Flashings		X		Deck attachment flashing not visible above or below deck. No end dam flashing installed at deck end.
Other Attachment Flashings			X	
Porches / Stoop Flashing		X		No flashing visible at stucco to concrete joints.
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing			X	Appears to be a barrier system.
Door Head Flashing			X	Appears to be a barrier system.
Column Flashing		X		No flashing visible at columns.
Terminations	**Good**	**Not Adequate**	**N/A**	**Comments**
EIFS Is Terminated Above Grade		X		Stucco extends to and/or below grade where indicated in the report.
EIFS Is Sealed At Bottom	X			
EIFS Is Terminated At Porches		X		Isolation joint missing at stucco to concrete joints where indicated in the report.
Miscellaneous	**Yes**	**No**	**N/A**	**Comments**
Elevated Moisture Readings	X			Elevated moisture levels obtained where indicated in the report.
Soft Substrate Found	X			Soft substrate found where indicated in the report.
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning	X			Spot checked only.
Downspout Fasteners Sealed		X		Downspout fasteners do not appear properly sleeved/sealed where visible.
Cracks Or Impact Damage		X		
Delaminating At Foam / Substrate		X		
Exterior Evidence Of Pest Infestation		X		
Crawlspace Inspection Made			X	
Property Located Near Body Of Water If Yes, Describe		X		

(2)

EIFS Inspection Summary

Please be advised this summary is provided as a courtesy and is not intended to be a substitute for thoroughly reading the entire report. BEST CHOICE INSPECTIONS,INC. ASSUMES NO LIABILITY FOR FAILURE TO READ THE ENTIRE REPORT. BE ADVISED OUR SOLE RESPONSIBILITY IS TO IDENTIFY DEFICIENCIES. THIS IS NOT A BID DOCUMENT, IT IS A GENERAL OVERVIEW OF THE CONDITION OF THE SYSTEM. WE ARE NOT RESPONSIBLE FOR PROPER REPAIR OF THE SYSTEM. WE DO NOT ACT AS PROJECT MANAGERS, ARCHITECTS, ENGINEERS, CONSTRUCTION MANAGERS OR CONTRACTORS. IT IS THE RESPONSIBILITY OF THE BUYER/SELLER/HOMEOWNER TO HIRE LICENSED CONTRACTORS AND OTHER PROFESSIONALS NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH INDUSTRY STANDARDS.

This report consist of a project information section, a general observation section, photo pages and summary. The photo pages contain the bulk of the report information and are presented as follows: A full elevation page first, followed by grided sectional views of the elevation. The moisture probe readings are represented by the blue, green, orange, and red dots (Please find the legend for meaning of colored dots below). The grid coordinates for the red dot probe locations are listed in the table on the grid pages. Other colors are not listed in the table. The detail photos following the grid pages are specific to that grided sectional view. The grid coordinates are given for each detail photo.

Dot Colors

- **Blue** = 0% - 25.9% Moisture Reading and Firm Substrate
- **Green** = 26% - 40.9% Moisture Reading and Firm Substrate
- **Orange** = Probe contact with metal flashing, disregard reading
- **Red** = 41 - 95% Moisture Reading and / or soft substrate (see description in the table for each location)

The saturation point of wood fibers is approximately 64% moisture content. Generally wood rot and decay can begin at approximately 53% moisture content. The following range should be used as a general guide in determining further course of action: 0 - 25.9% = low, 26 - 40.9% = medium, 41 - 95% high.

This residence is a basement ranch composition shingle roofed home with a 1" EIFS (Exterior Insulated Finish System) on all sides. The composition of the system was observed by removing an electrical outlet cover at the rear porch. The system consist of 1/2" OSB substrate, 1" of EPS foam insulation, a gray base coat, white mesh and a finish coat. The white mesh color would indicate that this system was furnished by MasterWall or Parex, however this cannot be considered definitive give that many manufacturers made more than one type or grade of mesh. There was no visible drainage mat such as tyvek or felt indicating this to be a "Barrier" system.

Random moisture scans were performed on the accessible EIFS system and some medium high to high moisture readings were encountered. These areas as well as historically problematic areas were probed and the readings are recorded on the grid elevation pages of this report.

It should be noted that most of the moisture problems associated with EIFS cladding are directly related to improper installation details of the product. Manufacturer's details and specifications may vary slightly however, the basic details are similar. In the past few years, organizations such as the EIFS Industry Members Association (EIMA), the EIFS Alliance, the Exterior Design Institute (EDI), the EIFS Review Committee (ERC) and others have spent a great deal of time and money developing standards for new construction and remediation of existing systems.

The following list of items are suggestions of Best Choice Inspections, Inc.

Caulk breaches

Caulk or re-caulk any place below the soffit line where stucco meets another material. This may include utility penetrations, light fixtures, vents, dissimilar materials, downspout fasteners or other types of breaches to the stucco system.

Caulk windows/doors

Re-caulk doors and windows as indicated in the report. For single or double hung windows, seal the tracks on all vertical joints from the head of the window to the sill and along the bottom joint of the track to the sill and at least 6" up the vertical joints behind the track. For casement windows, caulk or re-caulk all exposed joints, including the miter joints of the window.

Great care should be exercised in choosing the appropriate caulk. The manufacturer of your 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. Recommended sealants include Sonneborn NP-1, Dow-Corning 700 series and Pecora 890 series.

Elevated moisture

You have areas below windows and kickout flashing that are showing signs of elevated moisture. These areas should be evaluated by a qualified EIFS repair contractor.

Soft substrate

You have an area or areas where the substrate appeared to be soft when probed. These areas need to be evaluated by a qualified EIFS repair contractor. Probing is intended to indicate there may be damage present in a general area. Once the system is removed damage may be much more widespread.

Caulk flat accents

All flat accents projecting 1 1/2" or more should be caulked at the wall line.

Deck flashing

Deck attachment flashing was not visible at all locations. End dams may need to be added at deck edges.

Foam at/below grade

Foam insulation is in direct contact with the ground. This area should be modified to prevent insect infestations.

Porch / Driveway

No flashing or isolation joint visible where EIFS meets concrete. EIFS appears to continue behind concrete in these areas.

Conclusion

Please note that the moisture readings included in this report are the raw data recorded by the Tramex or Flir probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing wood in the area tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the substrate or framing wood. During prolonged periods of dry weather areas that would normally have elevated readings may read "dry".

Wood double hung, wood fixed and wood casement windows are historically problematic. We recommend sill pans be installed under ALL doors and windows especially if your home has these types of windows

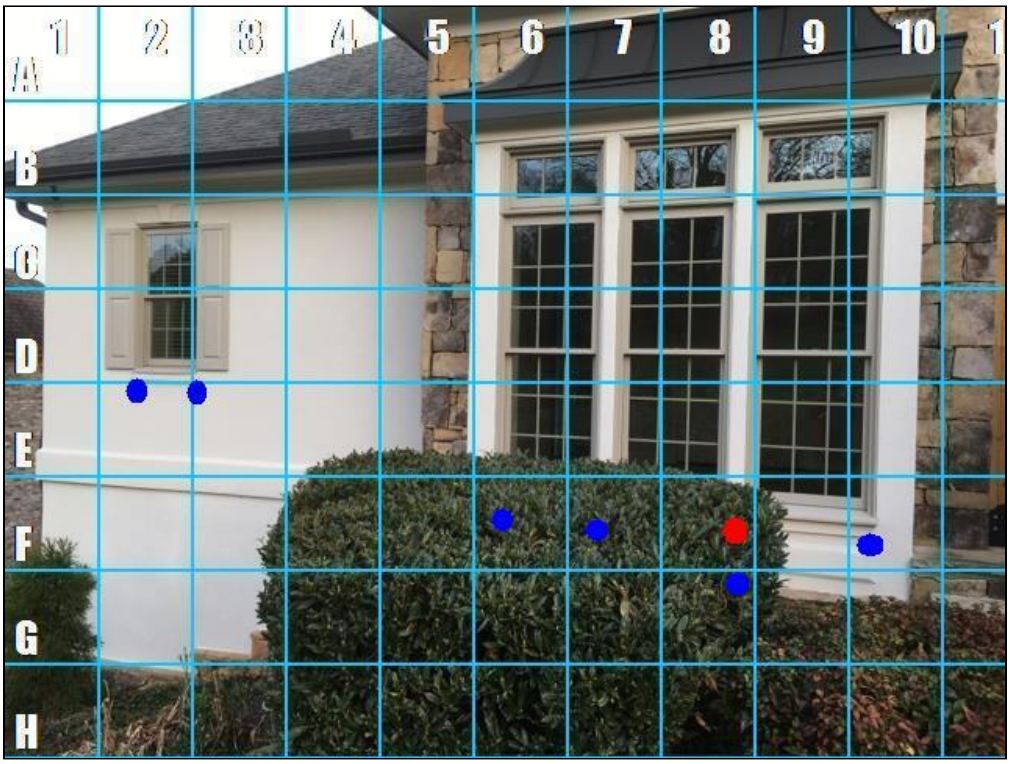
This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on.

All deficiencies appearing in this report should be evaluated by a qualified EIFS/Stucco repair contractor This report should not be relied upon as the total scope of work to be performed. The total scope of work defined is the responsibility of the contractor and the manufacturer and should be carried out in strict accordance with the manufacturer's specifications and recommendations.

3(A) . FRONT ELEVATION 1

Items

3.0.A Grid View



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations

F8	Window	59.1%	Soft	Elevated moisture and soft substrate below window,

3.1.A Detail Comments and Photos

Comments: Repair or Replace

(1) Grid Coordinates: D2 & F8

Caulk is failing at window.

(2) Grid Coordinates: F8

Flat accents projecting more than 1 1/2 inch from wall are not caulked at wall line.

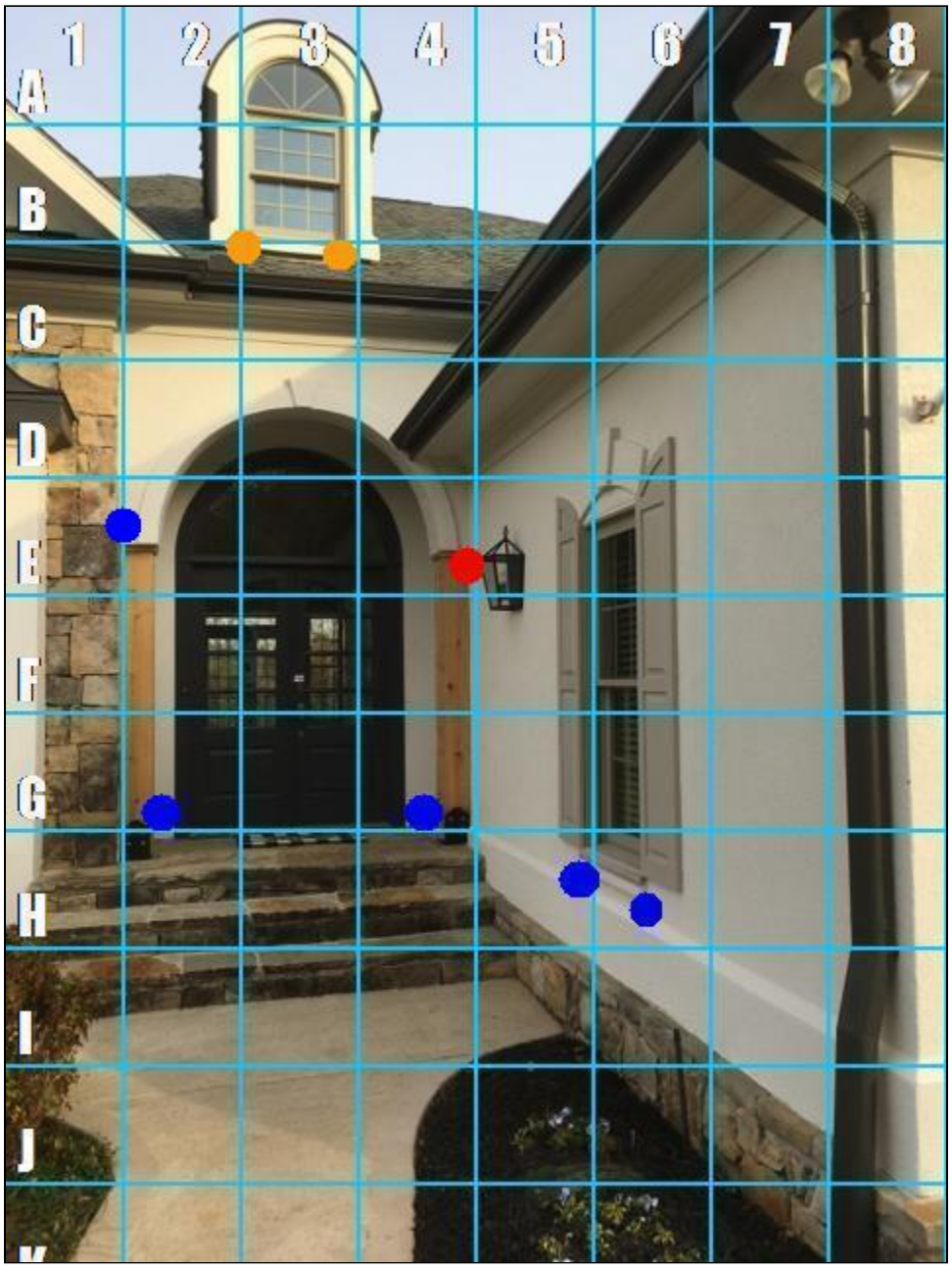
(3) Grid Coordinates: G9

No flashing visible at rock ledge.
Caulk is present at stucco to rock joint.
Typical at most areas around the home.

3(B) . FRONT ELEVATION 2

Items

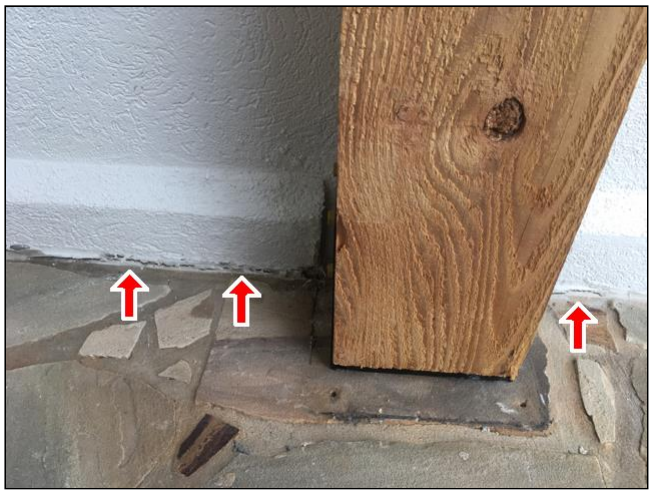
3.0.B Grid View



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
E4	Kickout	51.1%	Firm	Elevated moisture level below kickout.

3.1.B Detail Comments and Photos

Comments: Repair or Replace

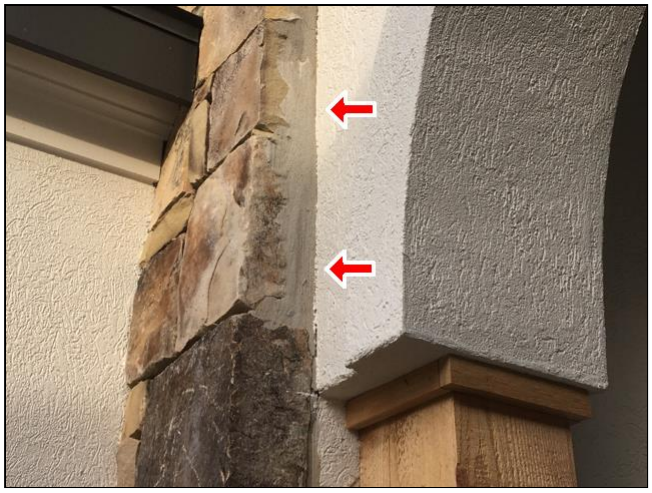


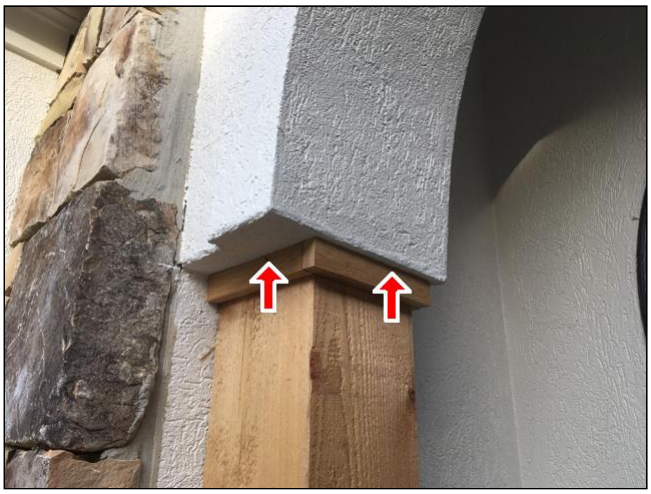
(1) Grid Coordinates: H1 & G4

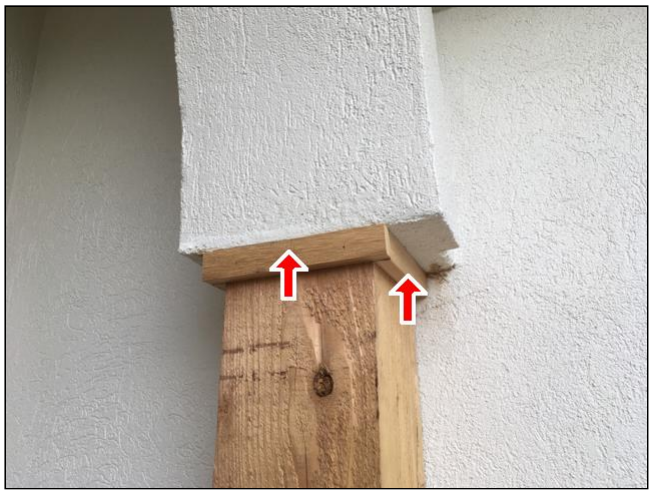
Caulk failing and/or at stucco to rock joint at front porch. No flashing visible at this location.

(2) Grid Coordinates: D1

Caulk missing at dissimilar material at stucco to rock joint. Typical at most stucco to rock joints around home.







(3) Grid Coordinates: E2 & E4

No flashing and/or caulk visible at stucco to wood joint at front porch columns.

(4) Grid Coordinates: E5

Caulk missing at light fixture base. Typical at all light fixtures around home.

(5) Grid Coordinates: D3

Flat accent projecting more than 1 and 1/2 inch from wall is not caulked it wall line. Typical at all keystones.

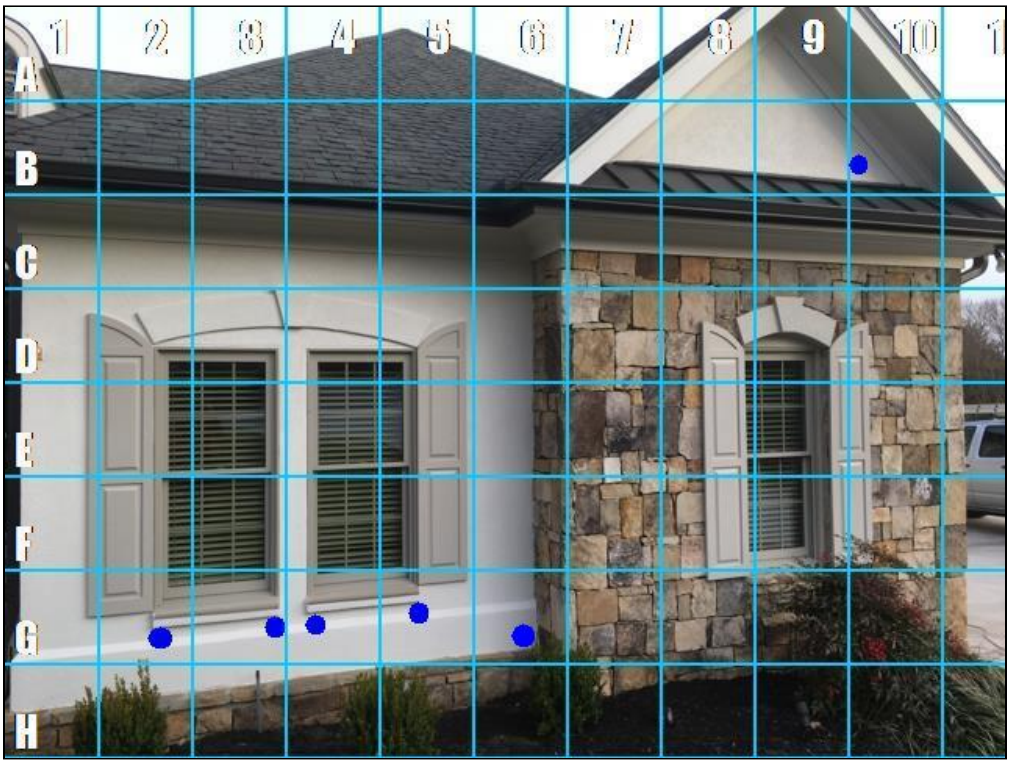
(6) Grid Coordinates: D4

Caulk failing at fascia board to stucco joint.

3(C) . FRONT ELEVATION 3

Items

3.0.C Grid View



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

3.1.C Detail Comments and Photos

Comments: Repair or Replace

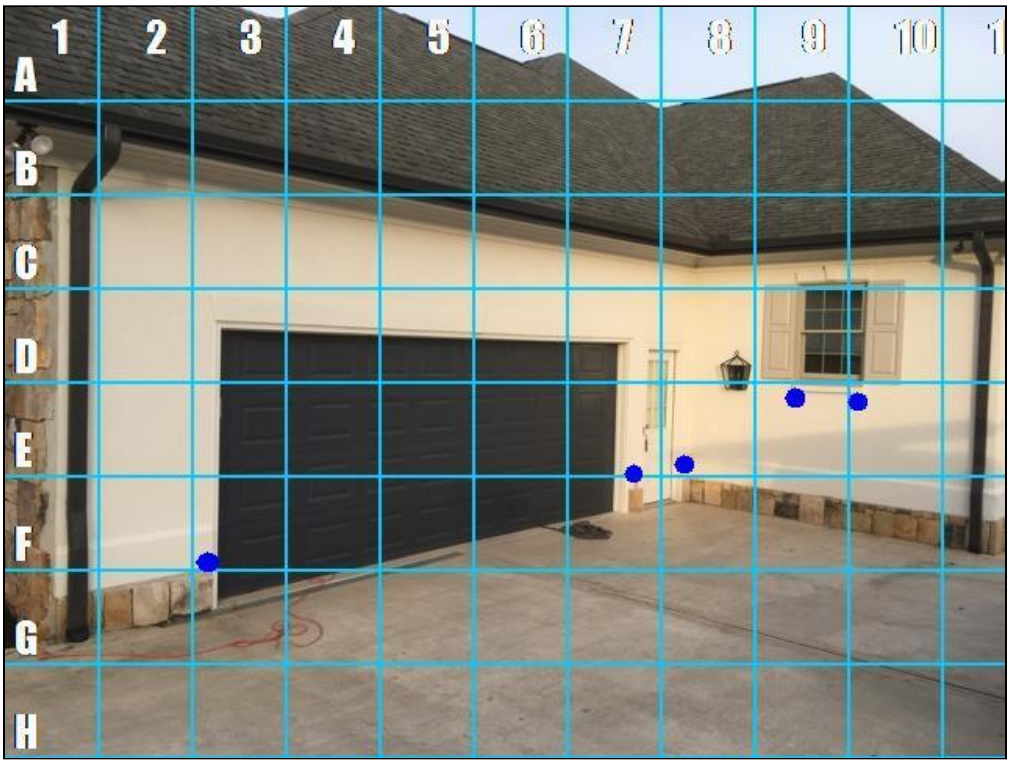
Grid Coordinates: G4

Caulk failing at window.

4(A) . RIGHT ELEVATION 1

Items

4.0.A GRID VIEW



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

4.1.A Detail Comments and Photos

Comments: Repair or Replace

(1) Grid Coordinates: G2

Caulk failing at stucco to rock joint at this location.

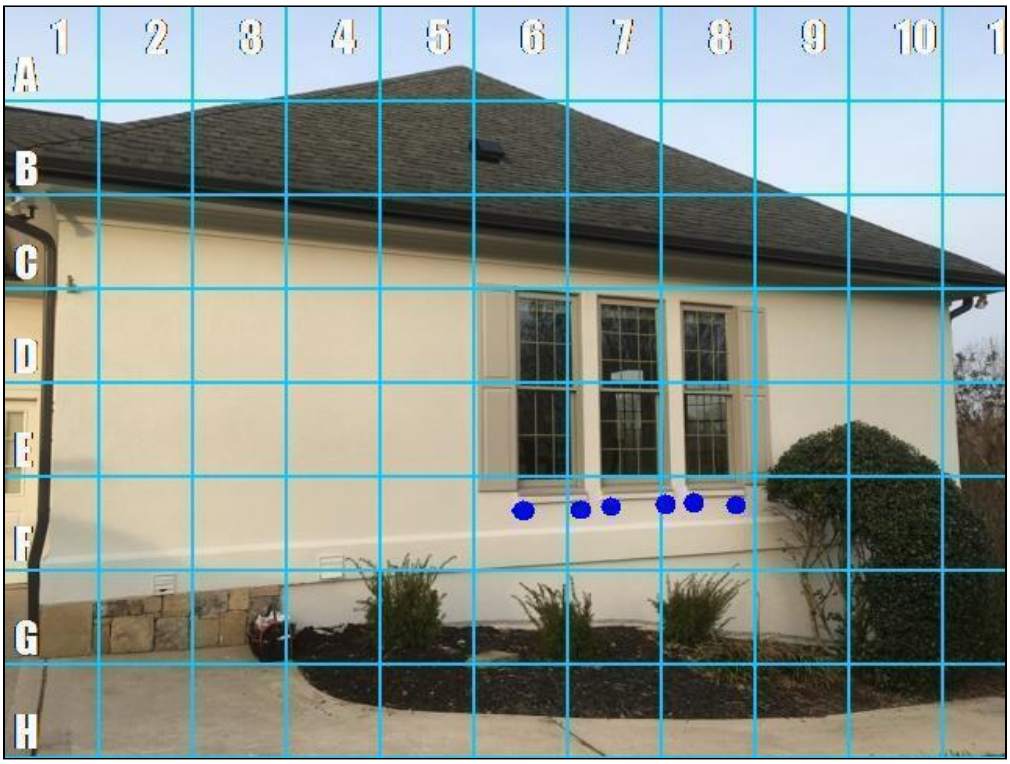
(2) Grid Coordinates: F3

Caulk failing at door.

4(B) . RIGHT ELEVATION 2

Items

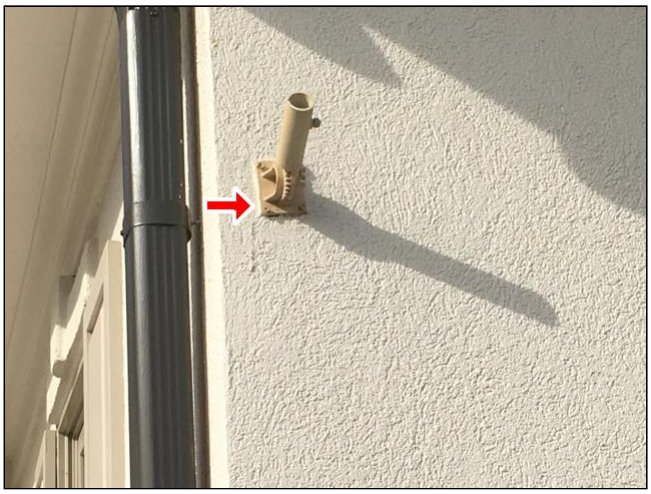
4.0.B GRID VIEW

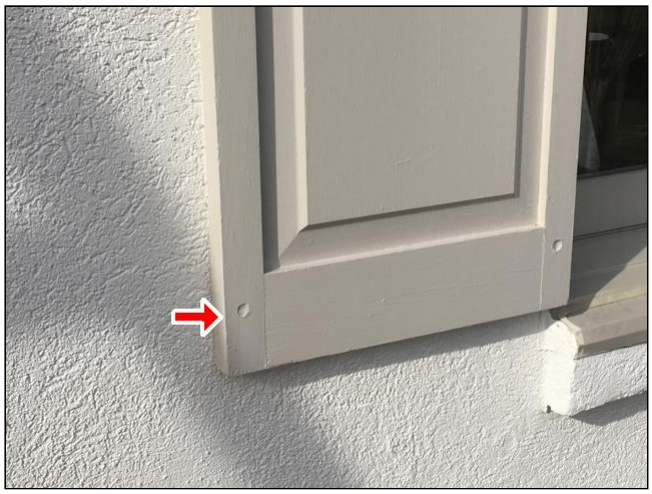


Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

4.1.B Detail Comments and Photos

Comments: Repair or Replace





(1) Grid Coordinates: C1 & E6

Recommend verify fasteners at attachments where fasteners are not visible are properly sleeved and/or sealed.

(2) Grid Coordinates: G1

Caulk failing at stucco to rock joint at this location.

(3) Grid Coordinates: F6

Caulk failing at window.

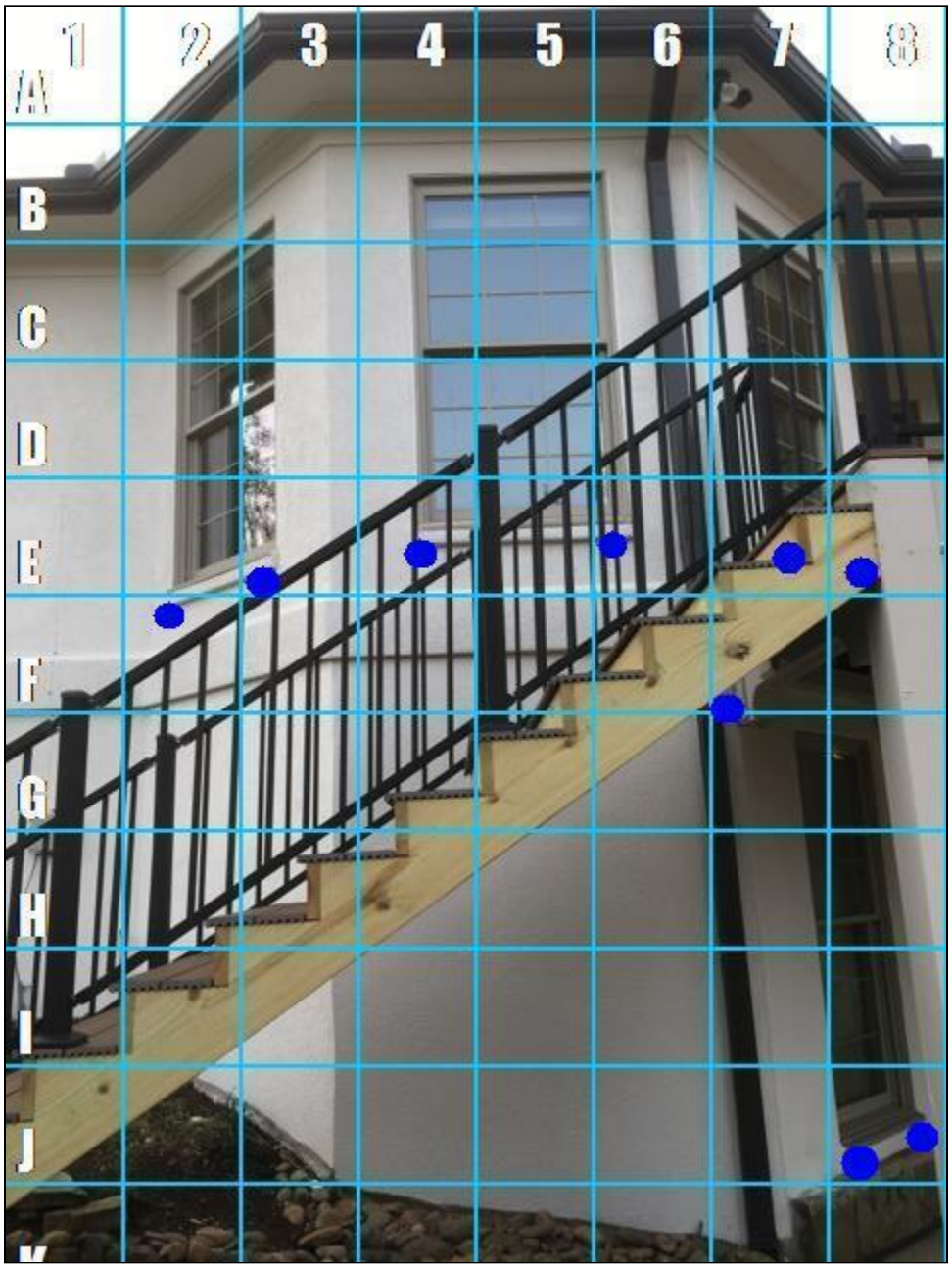
(4) Grid Coordinates: G4

Bottom of stucco to close to grade at this location.

5(A) . REAR ELEVATION 1

Items

5.0.A GRID VIEW



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

5.1.A Detail Comments and Photos

Comments: Repair or Replace

(1) Grid Coordinates: F7

No flashing visible above and/or below deck. No end dam flashing at deck ends.

(2) Grid Coordinates: E6

Caulk failing at window.

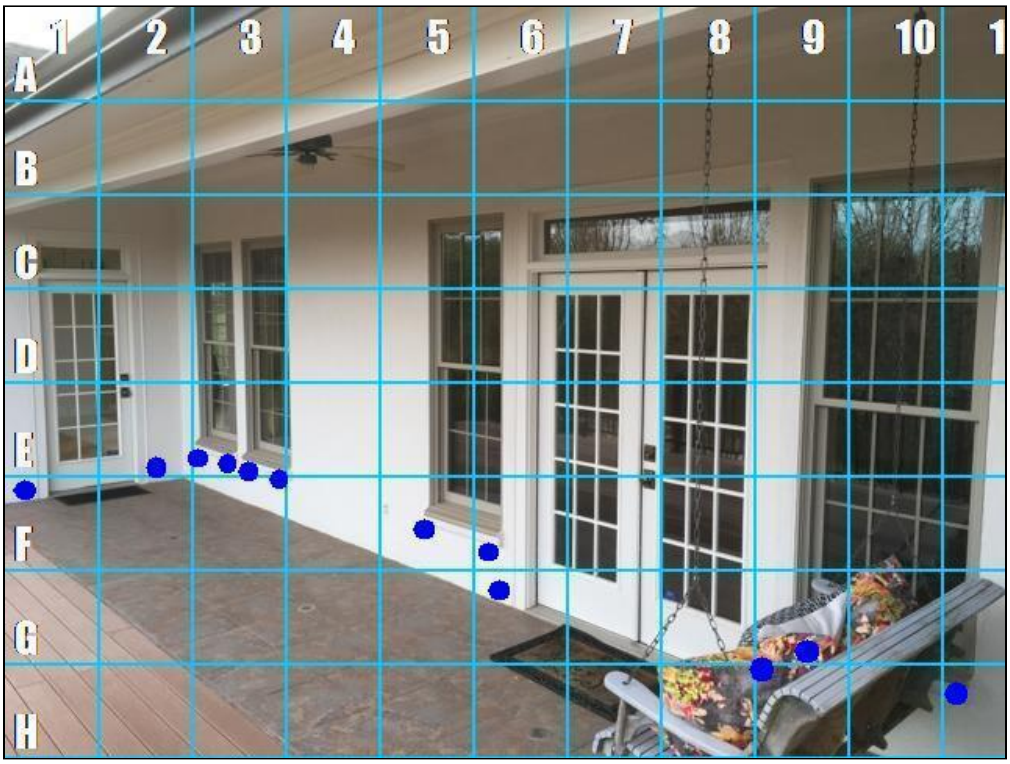
(3) Grid Coordinates: F7

Caulk failing at stucco to wood joint at side of the deck.

5(B) . REAR ELEVATION 2

Items

5.0.B GRID VIEW



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

5.1.B Detail Comments and Photos

Comments: Repair or Replace

(1) Grid Coordinates: F1

Caulk missing at door. Typical at all doors at rear elevation.

(2) Grid Coordinates: F3

No visible flashing or isolation joint at stucco to tile joint at rear porch.

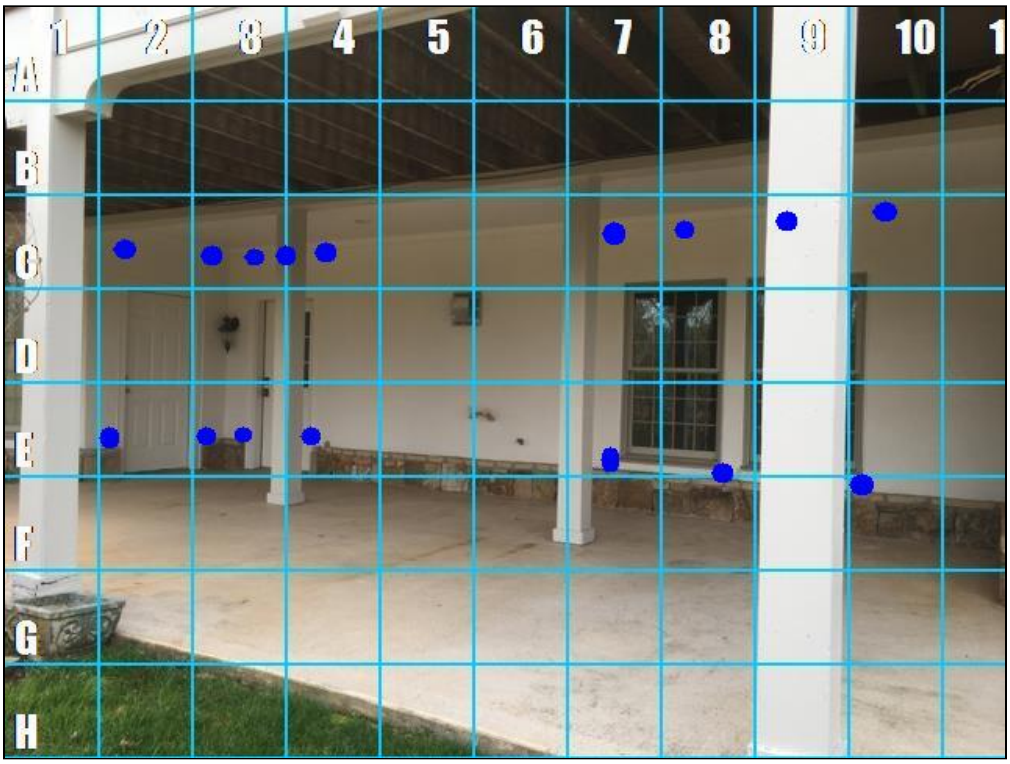
(3) Grid Coordinates: F5

Caulk missing at outlet. Typical at all outlets at rear elevation.

5(C) . REAR ELEVATION 3

Items

5.0.C GRID VIEW

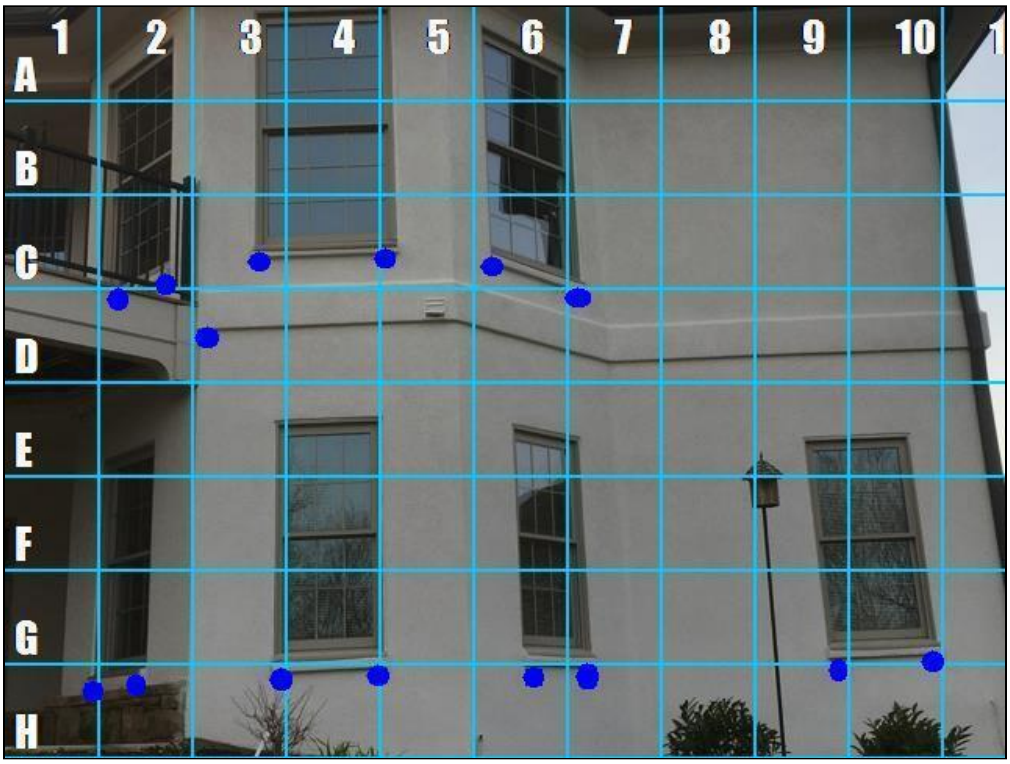


Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

5(D) . REAR ELEVATION 4

Items

5.0.D GRID VIEW



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

5.1.D Detail Comments and Photos

Comments: Repair or Replace

(1) Grid Coordinates: H2

Caulk failing at stucco to rock ledge joint at this location.

(2) Grid Coordinates: C7

Caulk failing your window.

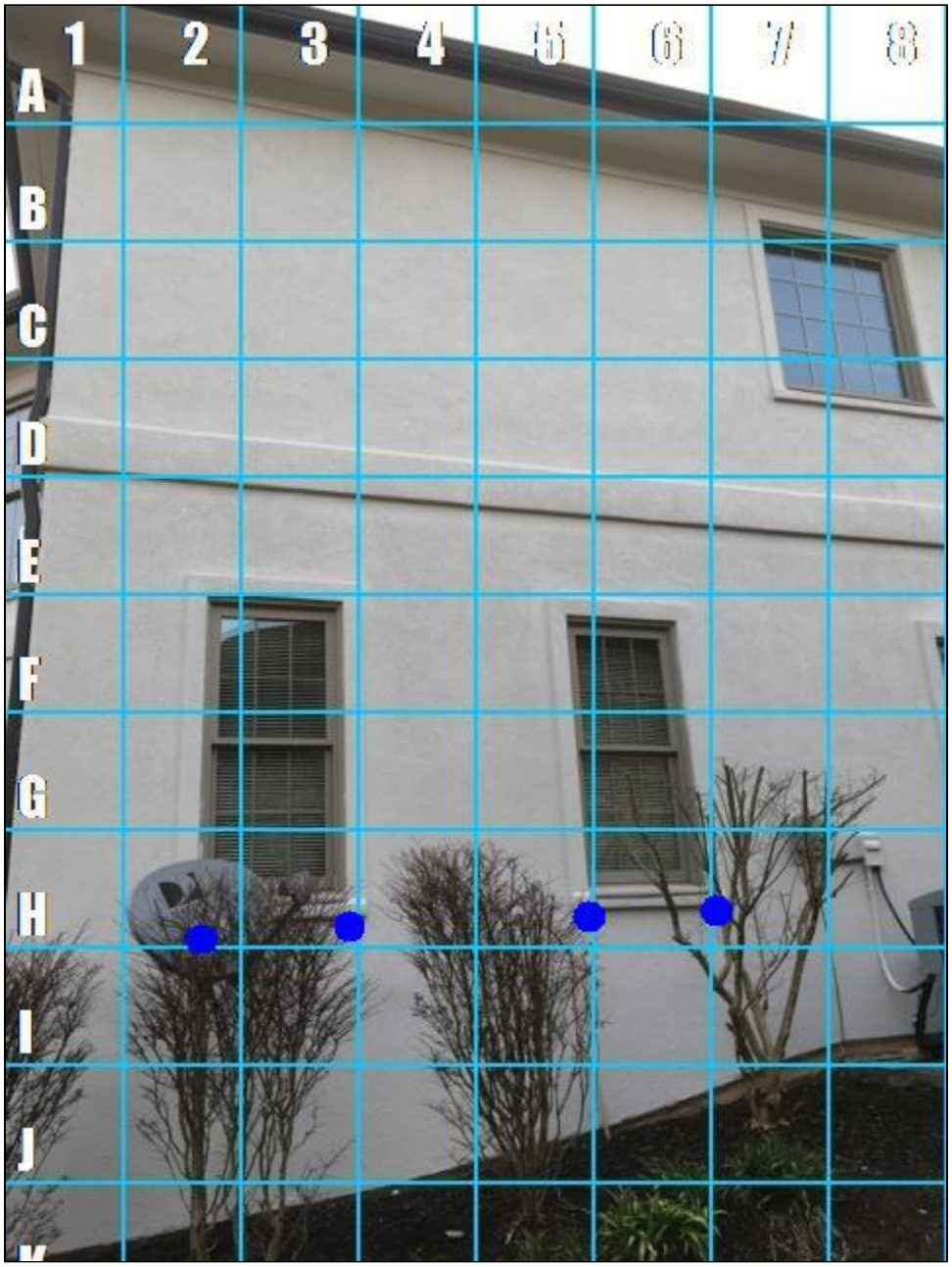
(3) Grid Coordinates: D3

Caulk failing at stucco to wood joint at side of the deck.

6(A) . LEFT ELEVATION 1

Items

6.0.A GRID VIEW



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

6.1.A Detail Comments and Photos

Comments: Repair or Replace

Grid Coordinates: H2

Caulk failing at window. Typical at all windows on left elevation.

6(B) . LEFT ELEVATION 2

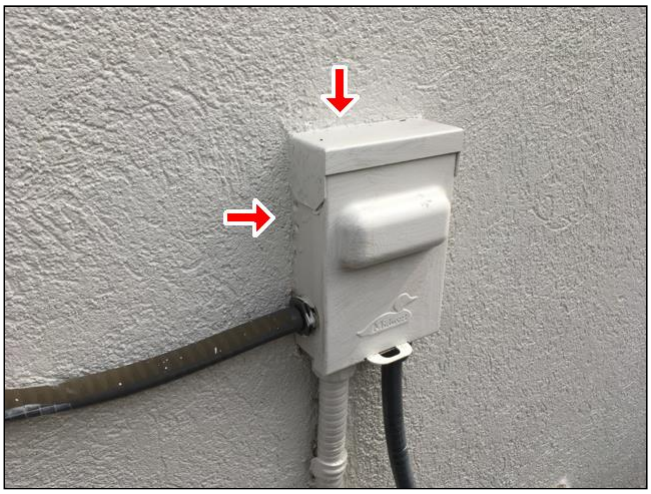
Items

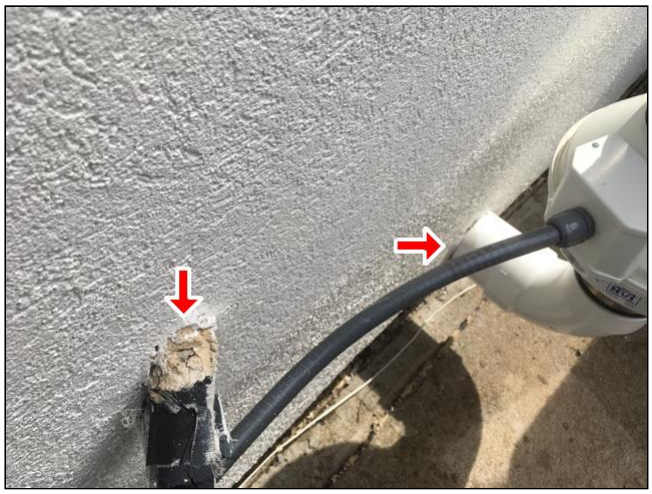
6.0.B GRID VIEW

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
None				No elevated readings obtained in this area.

6.1.B Detail Comments and Photos

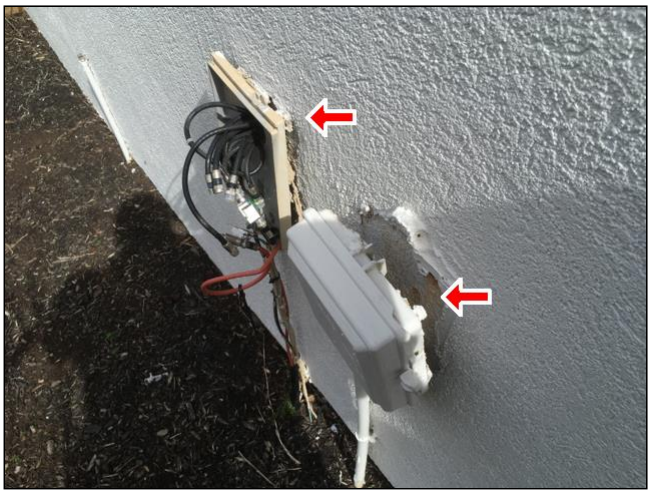
Comments: Repair or Replace





(1) Grid Coordinates: G2, H3, F10

Caulk missing at utility attachments/penetrations at this location. Typical for all utility attachments/penetrations on left elevation.

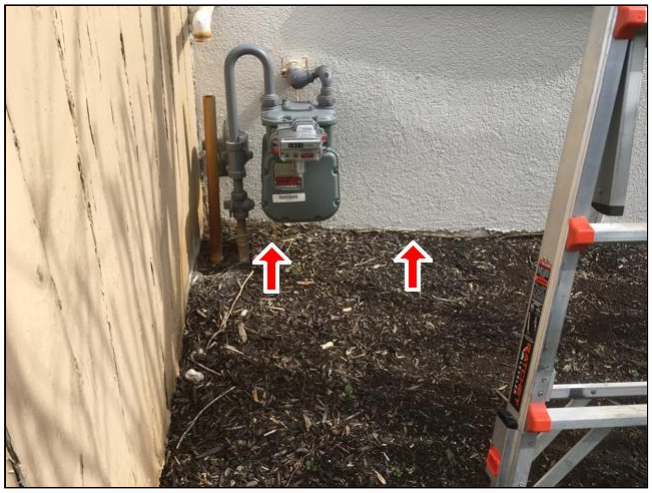


(2) Grid Coordinates: G9

Utility attachments are loose on wall at this location and fasteners do not appear properly sleeved/sealed.

(3) Grid Coordinates: H5 - H6

Stucco extends to and/or below grade at this location.



(4) Grid Coordinates: F11

Downspout fastener at this location does not appear properly sleeved/ sealed.