



Moisture Inspection Report

For the Property Located At:

12345 Main Street
Richmond, Virginia 23112

Report Prepared For:

John & Jane Doe



Burgess Inspections, Inc

Project Information

| OWNER INFORMATION | | BUYER INFORMATION | |
|---------------------------|-------------------------|------------------------|----------------------|
| Owners | | Buyers | John & Jane Doe |
| Property Address | 12345 Main Street | Buyers Address | |
| City, State, ZIP | Richmond, VA 12345 | City, State, ZIP | |
| Phone | | Phone | |
| Email | | Email | |
| Owners Realtor | | Buyers Realtor | |
| Realty Company | | Realty Company | |
| Phone | | Phone | |
| Email | | Email | |
| PROPERTY INFORMATION | | INSPECTION INFORMATION | |
| Type of Exterior Cladding | EIFS | Date of Inspection | |
| System Manufacturer | | Inspector | Stanley Yeskolski |
| Mesh Color | | Present at Inspection | Tricia Kelly |
| Underlying Substrate | Wood & Gypsum Sheathing | Temperature / Humidity | 65 - 44% |
| Age of Property | 1990 | Weather | Sunny |
| Square Footage | 4500 - 6000 | Last Rain | Within past few days |

| Window Data | | |
|-------------------------------------|----------|----------|
| Type of Windows | Quantity | Comments |
| Double or single hung, wood window | | |
| | | |
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| | | |
| | | |
| Total Number of Window Units | | |

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Summary Checklist

| Caulking | Good | Not Adequate | N/A | Comments |
|---|-------------|---------------------|------------|---|
| Caulking Around Window Frame | | X | | Existing caulk appears to be the improper type and not adequately tooled. Caulking has been painted and we could not determine the degree of failure if there was more than what was found. |
| Caulking At Window Construction Joints | | X | | Not adequately sealed |
| Caulking Around Door Frame | | X | | |
| Caulking At Door Joints | | X | | Need to seal the threshold and jams |
| Caulking Around Other Breaches | | X | | Some of the utility breaches lack sealant and need to be caulked as noted in the report. |
| Flat Accents Caulked or Angled | | | X | |
| Soffit, Frieze & Fascia Boards Caulked | | X | | Exposed gaps where EIFS 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 | | | | Not visible |
| Porches / Stoop Flashing | | | | Not visible |
| Chimney Cap | | | | Chimney is masonry |
| Window Head Flashing | | | | None |
| Door Head Flashing | | | | None |
| Column Flashing | | | X | |
| Terminations | Yes | No | N/A | Comments |
| EIFS Is Terminated Above Grade | X | X | | |
| EIFS Is Sealed At Bottom | | | | Could not view |
| EIFS Is Terminated At Porches | | | | Runs behind |

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Summary Checklist Continued

| Miscellaneous | Yes | No | N/A | Comments |
|--|-----|----|-----|---|
| Evidence Of Sprinkler Overspray | | X | | |
| Gutters Clean & Functioning | | | | No obstructions noted, but keep gutters clear of leaves and debris. |
| Down Spout Fasteners Sealed | | X | | |
| Cracks Or Impact Damage | X | | | Exposed cracks or impact damage need to be sealed or repaired. |
| Delaminating At Foam / Substrate | X | | | Delamination is occurring at an area or areas as noted in the report. |
| Exterior Evidence Of Pest Infestation | X | | | Evidence of pest infestation noted at location(s) shown in report. Ants |
| Adequate Slope Of Grade Away | X | | | |
| Crawlspace Inspection Made | | X | | |
| Property Located Near Body of Water If Yes, Describe | | X | | |

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Moisture Inspection Summary

Grounds and drainage

The drainage is near level at the house but there was no standing water at or near the house at the time of inspection.

System

From my observations at the time of the inspection, the system appears to be a class PB barrier EIFS system. A barrier EIFS system is not designed to have water entering behind the system because by design water is intended to stop at the face of the EIFS wall. There is no secondary drainage plane as in a brick or vinyl home to manage water that enters the wall. It is important on these systems to install and maintain any sealants (caulking) in good condition at joints.

The industry recommends a minimum of ½-inch expansion joint between dissimilar materials and EIFS on residential buildings. The joints allow the different building components to move independently so as not to damage the EIFS cladding. Expansion joints were not installed; fillet joints were used instead of expansion joints. This is an acceptable alternative to installing expansion joints at this time. Any fillet joints must be properly installed and use approve EIFS sealants.

Substrate Identity Notes:

The house has gypsum sheathing as a substrate under the EIFS system. Gypsum does not have the same moisture saturation point as wood and it does not hold moisture for as long as wood does. Gypsum will still get water damaged if water enters the EIFS system for a long enough time; however, it may only stay wet for a week after water enters the wall. Gypsum materials have their own moisture scale but rather than create confusion by using the gypsum scale, the moisture readings were taken in the wood framing or paper and the wood scale is used in the report for consistency. Gypsum substrate is softer than wood in general, so an area of soft substrate in gypsum indicates that it is relatively soft compared to the rest of the substrate.

Inspection Notes

It is important to note that probe holes were sealed at the time of inspection.

High moisture and soft areas

The moisture readings when possible were taken in the wood framing or sheathing because the house has gypsum. Areas with soft substrate and/or high probe moisture readings (over 20%) were found around knockout locations, windows and at doors. These locations should be evaluated and repaired by a qualified licensed contractor. See grid photographs for details.

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Moisture Inspection Summary

Substrate is what is behind the EIFS system. Sometimes the sheathing has sustained water damage to the degree that has disintegrated and it cannot be felt, this is referred to as “no substrate or no substrate felt” in the report.

Due to the age of the home, it is important to be aware that some areas noted as soft may not indicate current or ongoing water damage but past damage that had the source of moisture repaired and the damage was unknown or a decision was made not to repair the site due to the small size of the affected area.

Wood rot

Any wood rot on the windows, doors, and trim must be repaired and all perimeter and construction joints must be sealed.

Windows

Windows typically may allow water to enter the wall assembly in several locations: at the perimeter of the window where it meets the wall, the joint in the window itself where the jamb meets the sill and the joint where windows are grouped or ganged together. We have included detail pictures illustrating these areas. At the time of this inspection, some of the windows inspected had high readings and soft substrate under them (see data grid sheets). Many of the windows had rotted wood or open construction joints windows, based on the conditions and readings the likely source of the moisture is these issues. The contractor should verify this when performing the repairs.

If caulking is going to be used as the only means of preventing moisture infiltration then all the potential entry points of moisture must be sealed. The windows perimeter sealant must have the sealants repaired or installed if missing. All the window joints and mullions need to have a bead of sealant applied to them to seal possible sources of moisture intrusion. For single or double hung windows, seal all vertical joints from the head of the window to the sill, prime the bare unfinished wood on the jamb behind the sash track at least 8” up from the sill and caulk the joint between the jamb and the sill. Then seal (caulk) at least 6” up the vertical joints behind the track. The use of sealants does require recurring maintenance and the caulking will only last as long as the paint does and the wood remains sound.

If the windows cannot be sealed or are found to be allowing water to enter the wall through the construction joints, installing permanent flashings under them may be the best and only option.

Door thresholds

High moisture readings and soft substrate were noted below a door. Any cracks or separations in joints at doorjamb and thresholds or where the EIFS meets the thresholds should be sealed. These gaps could allow moisture to enter the structure.

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Moisture Inspection Summary

Kickout flashings

No kickout flashings were installed at the roof wall intersections according to general industry guidelines. This may allow any rainwater flowing down the roof to enter behind the EIFS system, defeating the concept of a barrier system. The inspection noted evidence of water intrusion and soft substrate under the roof rakes. In addition, the current configuration of the counter flashing installed on the EIFS surface relies heavily on improper sealant with an improper joint. This method of flashing is common for masonry construction, but is not an approved design detail for EIFS. In my opinion, it would be appropriate to upgrade the kickout flashings when the other repairs are done. The kickout flashings should be installed to current manufacturer's or EIMA specifications including the required expansion joints and approved sealant.

Sealants

Sealants (specialized EIFS approved caulking) were not consistently installed at dissimilar materials, some sealants were the improper type, and EIFS and sealants were failing at some joints between dissimilar materials (see grids for locations). Sealants should be installed where failing or improper and at all dissimilar materials that are in contact with the EIFS system, the frieze and fascia boards, the doors, ends of the deck, etc., and all small penetrations where needed and as noted in the report.

All penetrations such as electrical boxes, lights, doorbells, flagpoles, etc. should be attached according to EIFS manufacturer's specifications to avoid moisture intrusion. All caulking on penetrations should be updated if needed.

If sealants are applied as a part of the repairs, the applicator or repair professional is responsible for providing that the sealants are approved and specified for the particular EIFS system installed on the building.

Deck

The EIFS system is installed around the deck. No high moisture readings or soft areas were noted below the deck. End dam flashings and sealants are not installed at the deck terminations; however, because there were no high moisture readings, I suggest sealing the ends of the deck at the EIFS and not installing end dam flashings. If the deck attachment is found to be allowing water to enter the wall, installing permanent deck flashings may be the best and only option.

Surface defects

All areas with cracks, exposed mesh, holes, and impact damage should be sealed or repaired. Water intrusion is likely to occur in these areas.

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Moisture Inspection Summary

The EIFS was in contact with the shingles and did not appear to be not back wrapped properly. The industry recommends a 2-inch gap between the EIFS and shingles to keep water from getting behind the EIFS. This minimum space keeps debris from being lodged between the EIFS and roofing material by allowing rain to flush the space clear. This space is a positive design feature to minimize water entering the EIFS system at the roofline. In addition, there might be a problem when re-roofing becomes necessary because the EIFS may be damaged when the shingles are removed. Because no moisture damage was noted on the EIFS above the roof no modifications are suggested at this time. These sites should continue to be monitored for moisture entrapment.

Shrubs and trees

The shrubs and a tree are over grown and contact the exterior walls; this impedes access around house for inspection, contribute to moisture problems, and can damage the finish of EIFS system. Ideally, shrubs need to be cut back 2 feet from the house.

Terminations

EIFS is in contact with the ground and termites or insects may enter the building through mud tubes in the insulation board portion of the EIFS. These mud tubes will not be visible if the EIFS runs to or below soil level. Remove the mulch and soil away from the EIFS bottom termination. Check with a pest control company to verify their recommendations for this geographic area.

Repair notes

Any items found by the repair contractor, which are not cited in this report, should be repaired as well.

If EIFS is removed from any area with a high moisture content, the area should be checked with a moisture meter periodically. The industry recommends that the internal moisture content of the wood should be below 19% before applying the EIFS.

Any areas in which a high moisture reading was detected and repairs have been made should be reinspected after four months to see if moisture readings have decreased.

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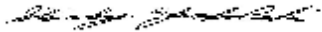
Moisture Inspection Summary

Conclusion

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors; 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.

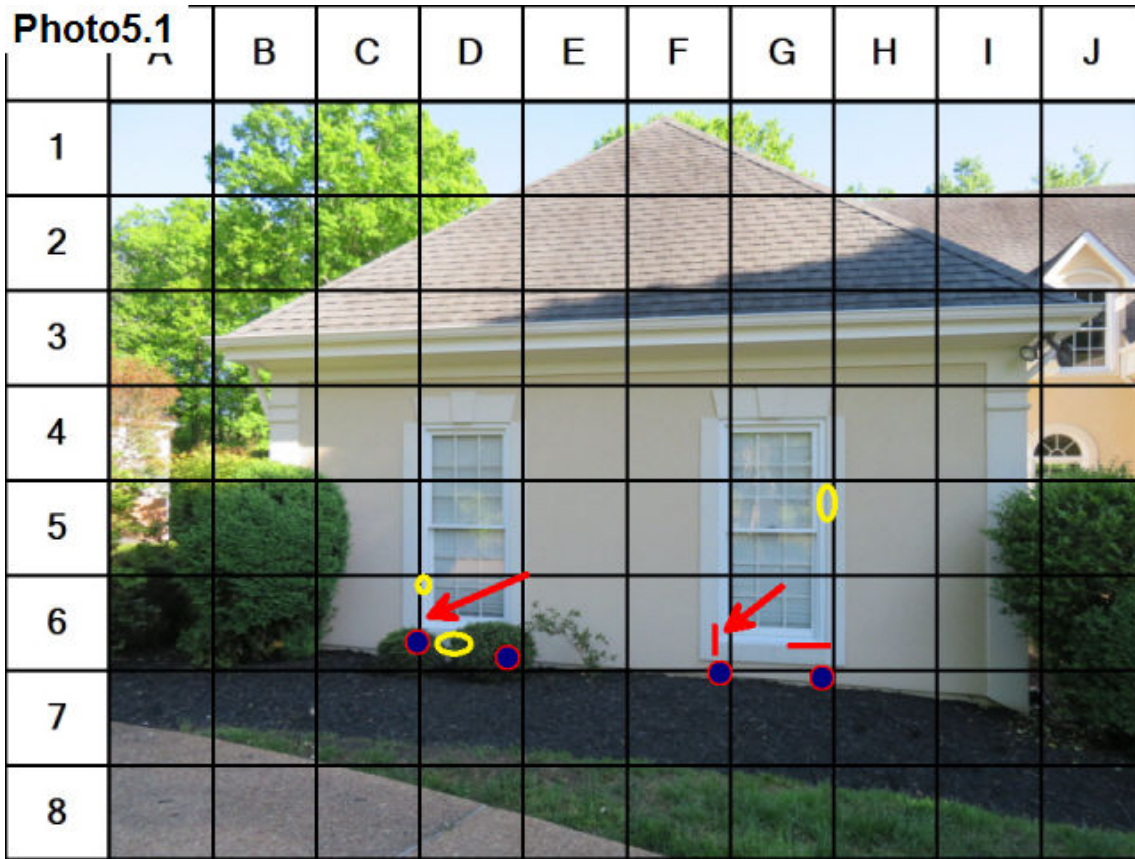
This report only represents the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not found in this report. As a final note if additional information is provided or work is necessary in this matter, I reserve the right to amend any conclusions and opinions expressed in the report.

Respectfully submitted,



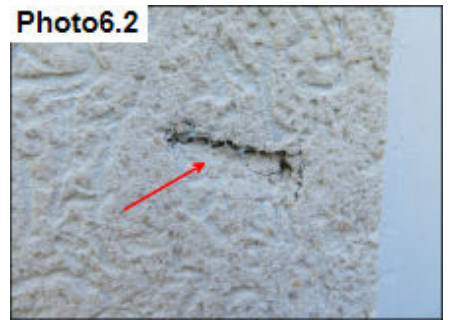
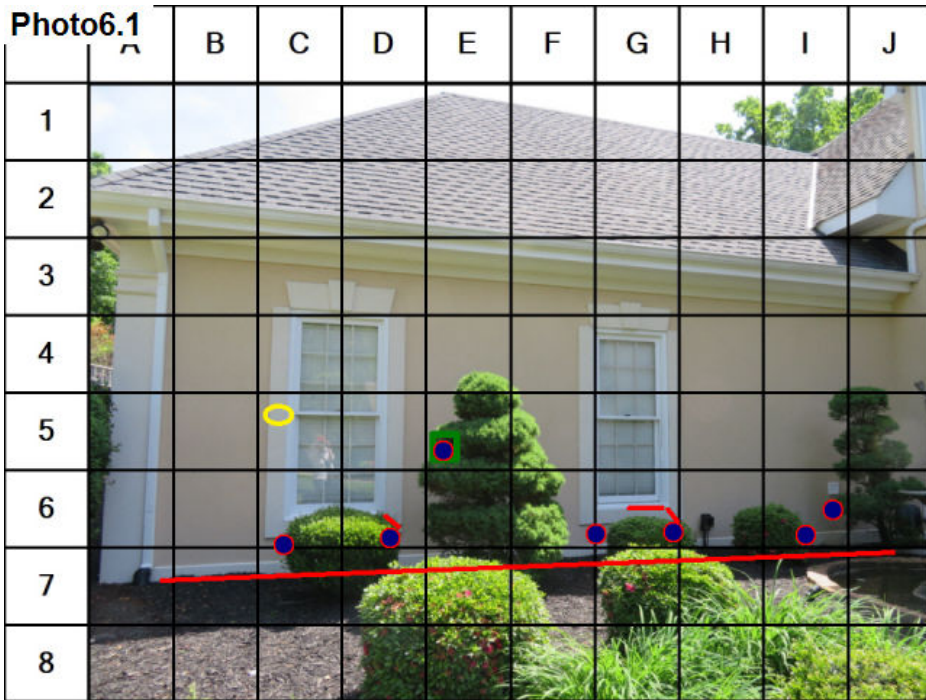
Stanley Yeskolski

Burgess Inspections, Inc



| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 5G, 6C-D, 6D | Damage | | | Exposed mesh needs to be sealed. |
| 6D & F | Windows | | | External wood rot needs to be repaired. |
| 6C | Probe | 30 | Firm | |
| 6D | Probe | 25 | Firm | |
| 7F | Probe | 15 | Firm | |
| 7G | Probe | 10 | Firm | |
| 6F & H | Windows | | | Sealant fallure |
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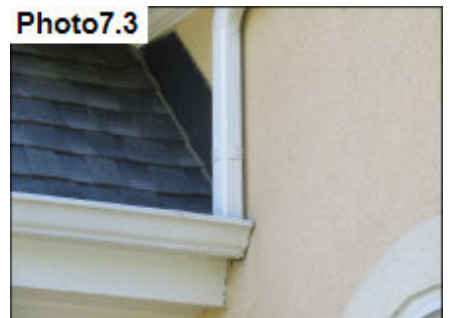
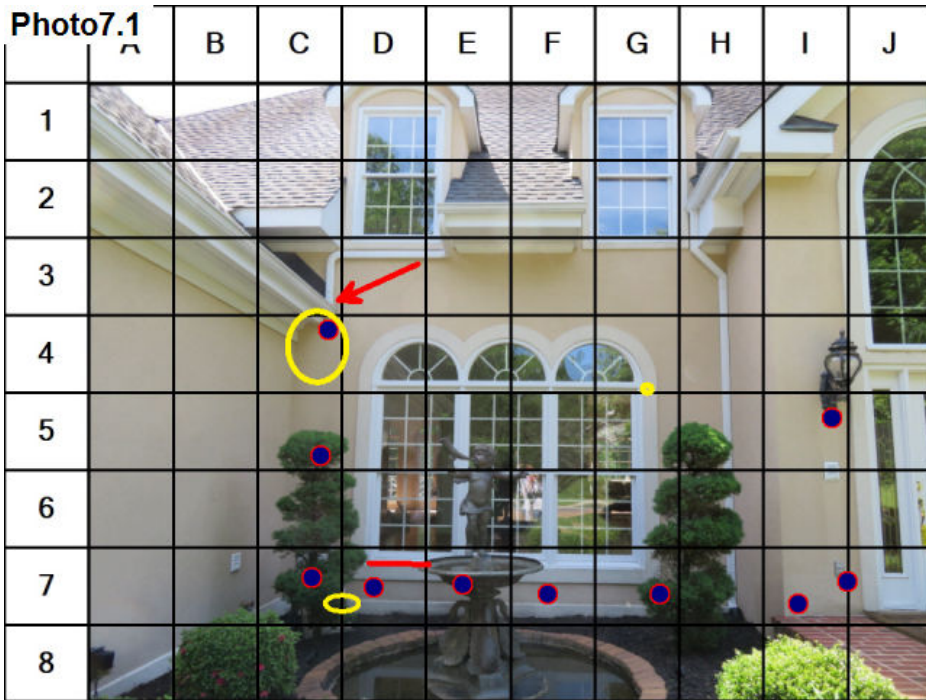
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Damage

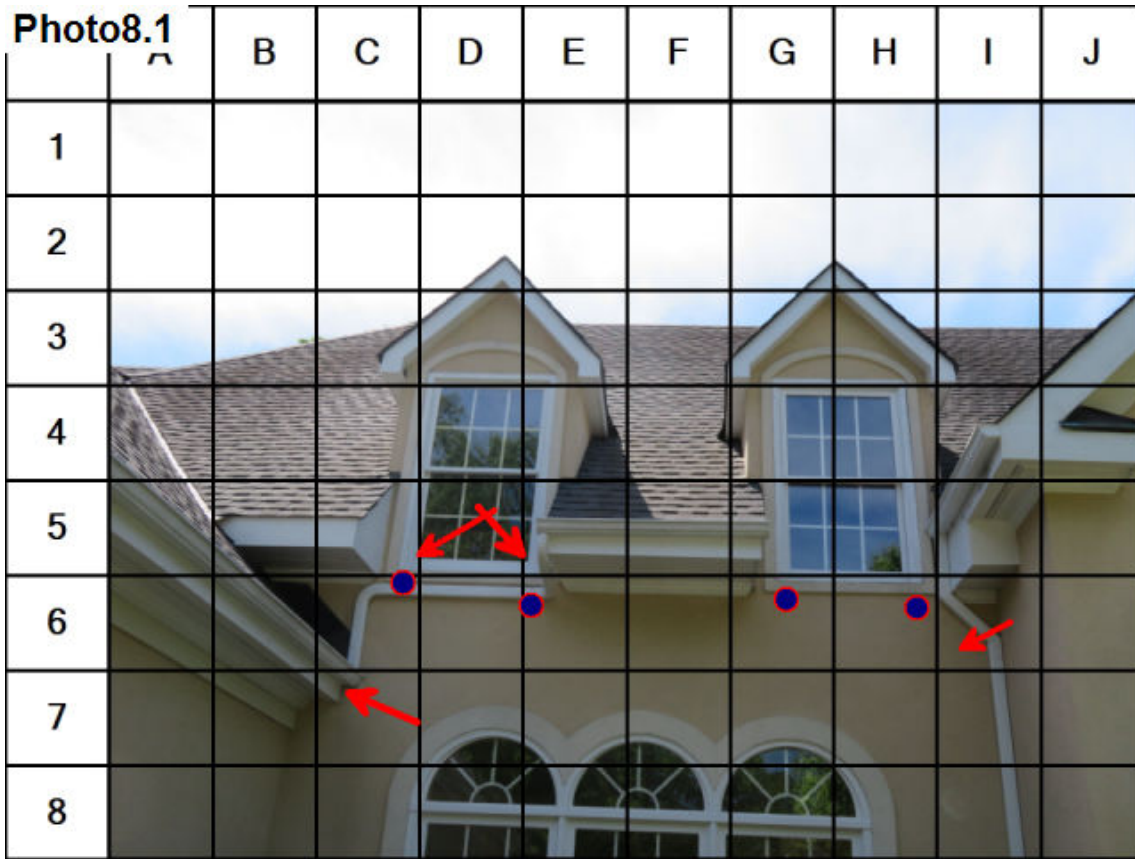
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 5E | Calibration | 10 | Firm | |
| 5C | | | | Impact damage |
| 6-7C | Probe | 24 | Firm | |
| 6D | Probe | 20 | Firm | |
| 6F-G | Probe | 10 | Firm | |
| 6G | Probe | 12 | Firm | |
| 6D & G | Cracks | | | Exposed cracks need to be caulked. |
| 6G | | | | Exposed mesh needs to be sealed. |
| 6I | Probe | 14 | Firm | Probed under hose bib |
| 6I | Probe | 10 | Firm | Probed under vent |
| 7B-J | | | | Foam board runs to grade but over masonry in this area. This typical throughout |
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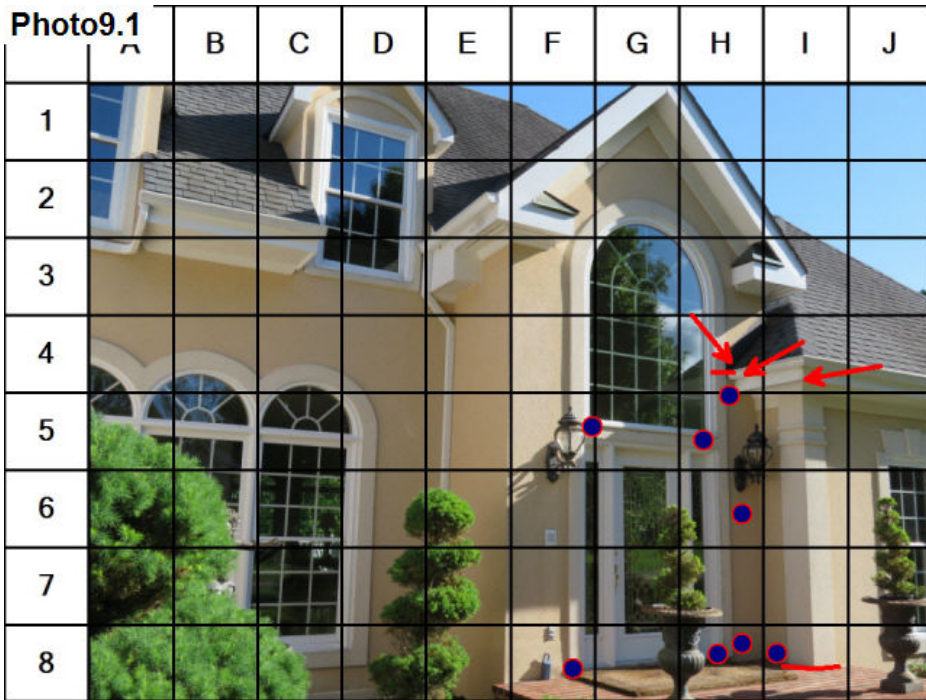
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 3C | Kickout | | | Counter flashing installed instead of kickout flashing. The counter flashing is sealed at the roof and wall |
| 4C | Probe | 17 | Soft | Delamination noted in this area |
| 5C | Probe | 17 | Firm | |
| 7C | Probe | 10 | Firm | |
| 7C-D | Damage | | | Damaged eifs needs to be repaired or sealed. Ants coming in and out |
| 7D | Probe | 10 | Soft | No substrate felt. Exposed mesh and sealant failure |
| 7E | Probe | 10 | Soft | No substrate felt |
| 7F | Probe | 15 | Firm | |
| 7G | Probe | 10 | Soft | No substrate felt |
| 7I | Probe | 22 | Firm | |
| 7I-J | Probe | 15 | Firm | |
| 5I | Probe | 10 | Firm | |
| 4G | | | | Hole needs to be sealed |

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| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 5C & E | Windows | | | External wood rot needs to be repaired. |
| 6C | Probe | 10 | Soft | |
| 6D | Probe | 14 | Firm | |
| 6G | Probe | 10 | Firm | |
| 6H | Probe | 10 | Firm | |
| 6I | | | | Nail in siding |
| 7C | Wood rot | | | Minor wood rot |
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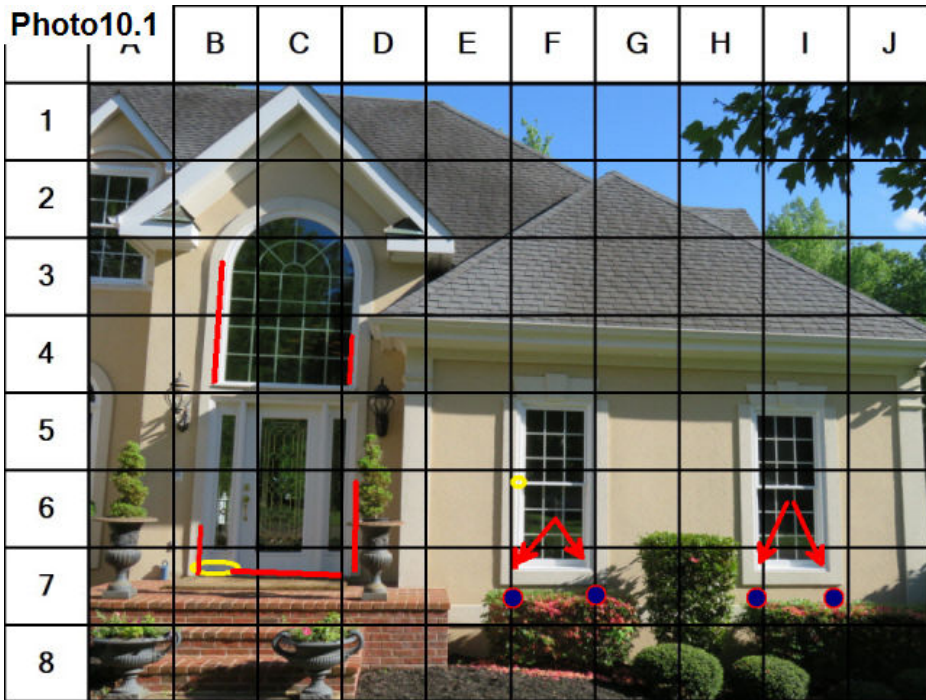
Compression crack



Wood rot

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 4H | Kickout | | | Counter flashing installed instead of kickout flashing. The counter flashing is sealed at the roof and wall |
| 4H | Compression | | | Compression wrinkle(s) noted. This is typically a cosmetic issue unless it breaches the system. |
| 4-5H | Probe | 14 | Firm | |
| 6H | Probe | 14 | Firm | |
| 8H | Probe | 15 | Soft | No substrate felt |
| 5F | Probe | 10 | Firm | |
| 5H | Probe | 22 | Firm | |
| 8F | Probe | 40 | Soft | No substrate felt |
| 8H | Probe | 17 | Soft | |
| 8I | Probe | 16 | Firm | Joint sealant failure |
| 4H & I | Wood rot | | | External wood rot needs to be repaired. |
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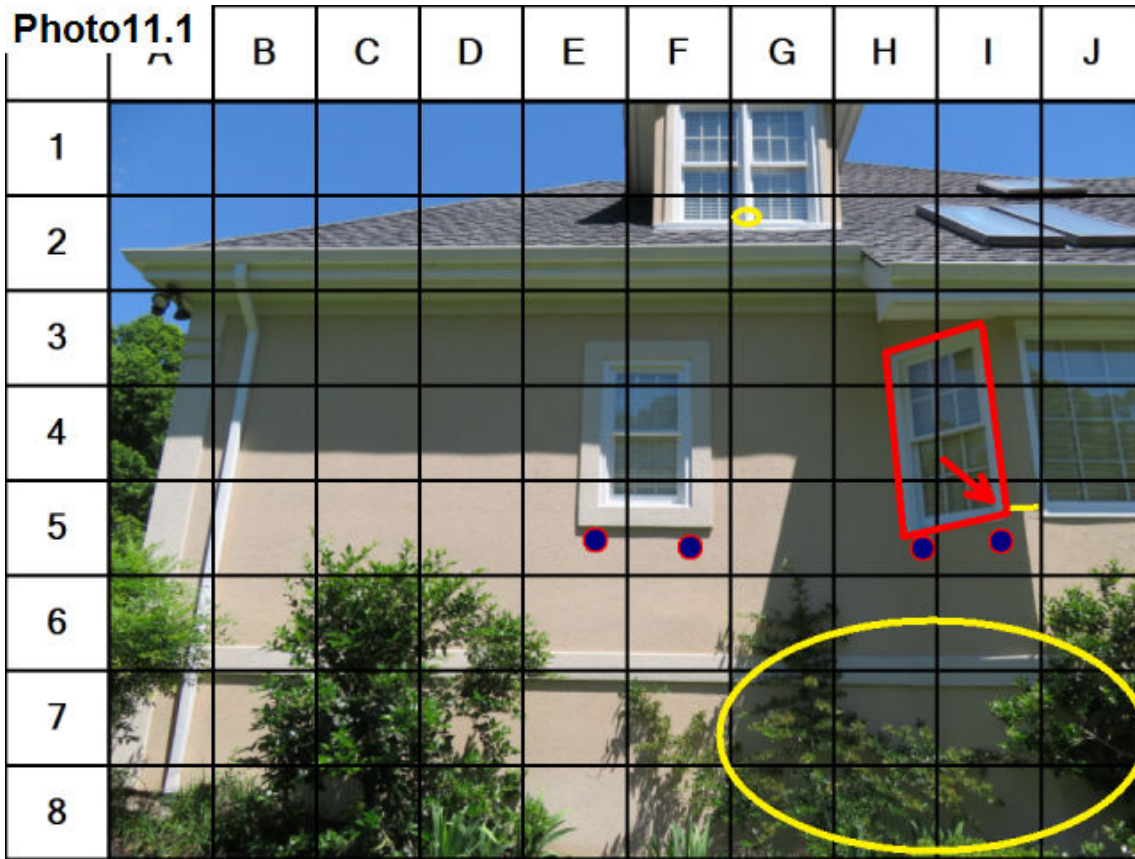
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Door threshold not sealed

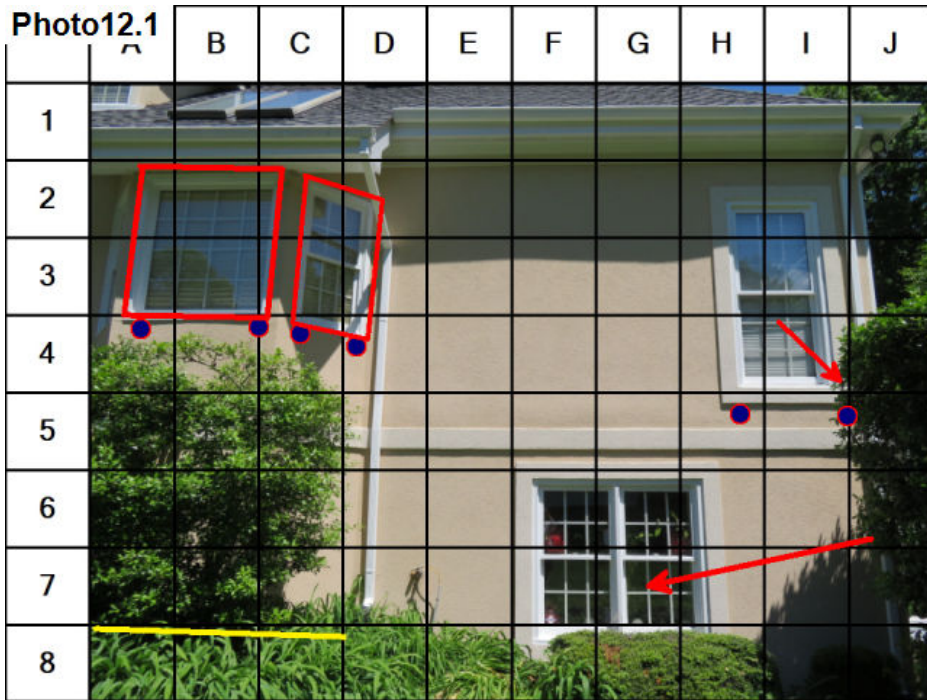
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 3-4B, 7F | Windows | | | Sealant failure |
| 6-7B & D | Doors | | | Sealant failiure |
| 7B | Doors | | | External wood rot needs to be repaired. |
| 7B-C | Doors | | | Exposed mesh and door not sealed |
| 6F | Damage | | | Exposed mesh needs to be sealed. |
| 7F & I | Windows | | | External wood rot needs to be repaired. |
| 7E-F | Probe | 13 | Soft | No substrate felt |
| 7F-G | Probe | 10 | Firm | |
| 7H | Probe | 15 | Firm | |
| 7I | Probe | 15 | Firm | |
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| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 5E | Probe | 10 | Firm | |
| 5F | Probe | 10 | Firm | |
| 5H | Probe | 10 | Firm | |
| 5I | Probe | 10 | Firm | |
| 3-5H-I | Windows | | | Not sealed |
| 5I | Windows | | | External wood rot needs to be repaired. |
| 5I | Compression | | | Compression wrinkle(s) noted. This is typically a cosmetic issue unless it breaches the system. |
| 6-8G-J | Shrubbery | | | All shrubbery and vegetation should be pruned back 18-24 inches from the house as it retains moisture in the immediate area and inhibits its evaporation. |
| 2G | | | | Susprct of wood rot |
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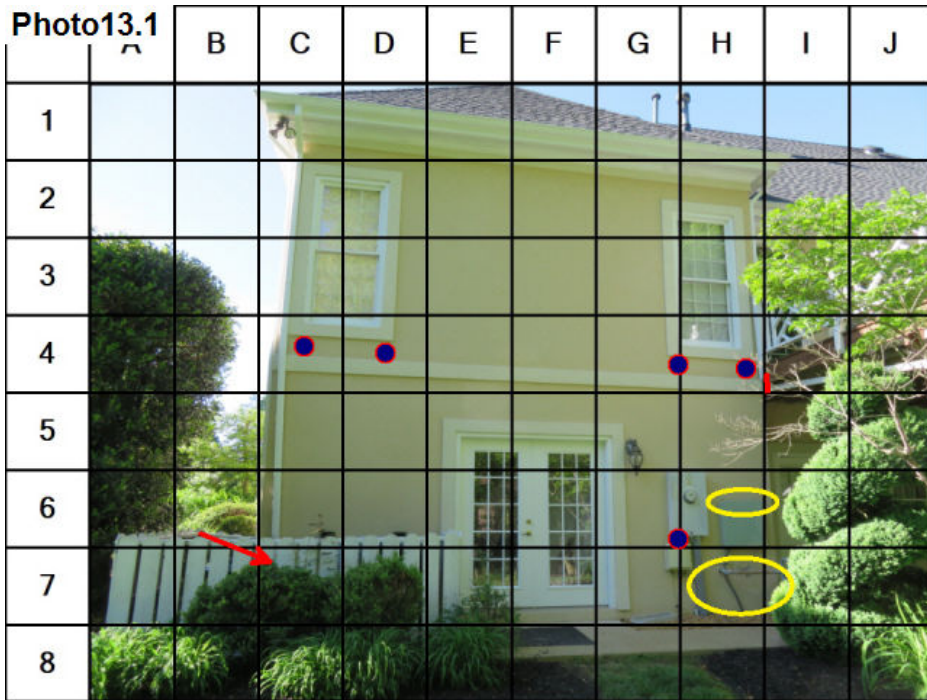
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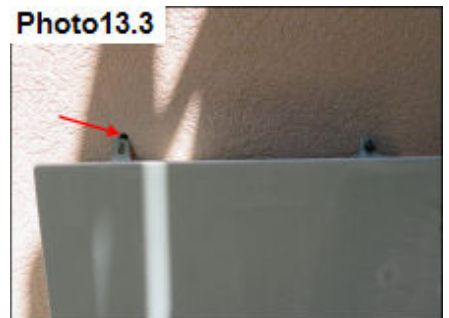
Wood substrate below grade

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|--|
| 2-4A-D | Windows | | | Not sealed |
| 4A | Probe | 12 | Firm | |
| 4B-C | Probe | 10 | Firm | |
| 4C | Probe | 11 | Firm | |
| 4D | Probe | 10 | Firm | |
| 5H | Probe | 10 | Firm | |
| 5I-J | Probe | 12 | Firm | |
| 4I | Windows | | | External wood rot needs to be repaired. |
| 7G | Windows | | | Window not probed it is in masonry |
| 8A-G | | | | This area goes below grade and had a wood substate |
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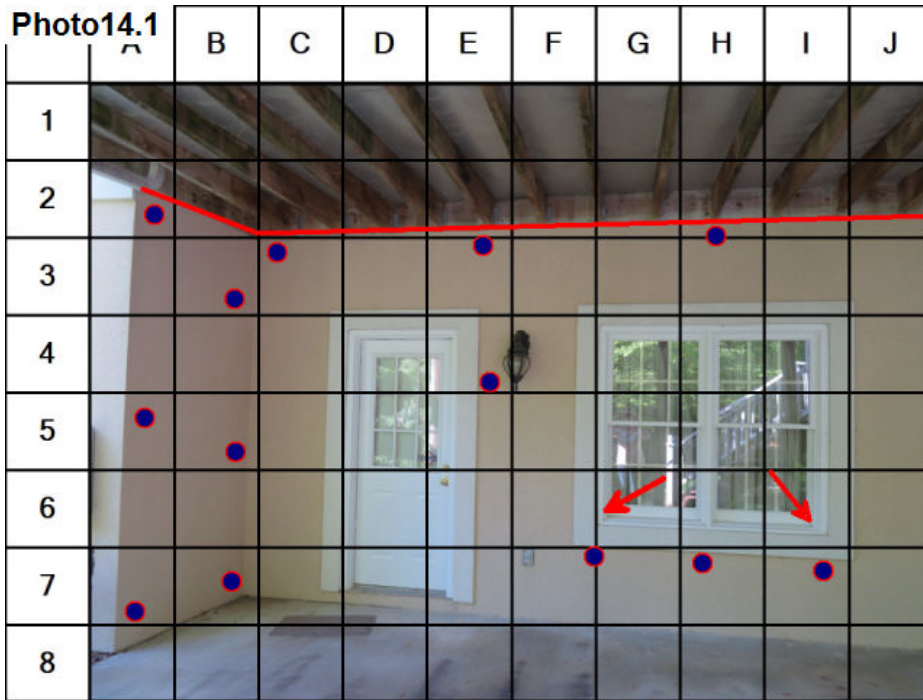
Holes from gutter downspout



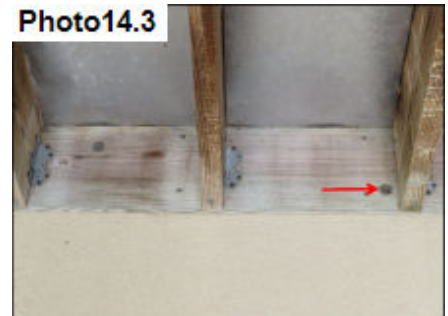
Holes need to be sealed

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 4C | Probe | 10 | Firm | |
| 4D | Probe | 10 | Firm | |
| 4G-H | Probe | 11 | Firm | |
| 4H | Probe | 15 | Firm | |
| 4I | deck | | | Not sealed |
| 6H & 7H-I | | | | All holes need to be sealed |
| 6G-H | Probe | 10 | Firm | |
| 7C | | | | Downspout is loose and hole needs to be sealed. The nail fastener did not penetrate the masonry |
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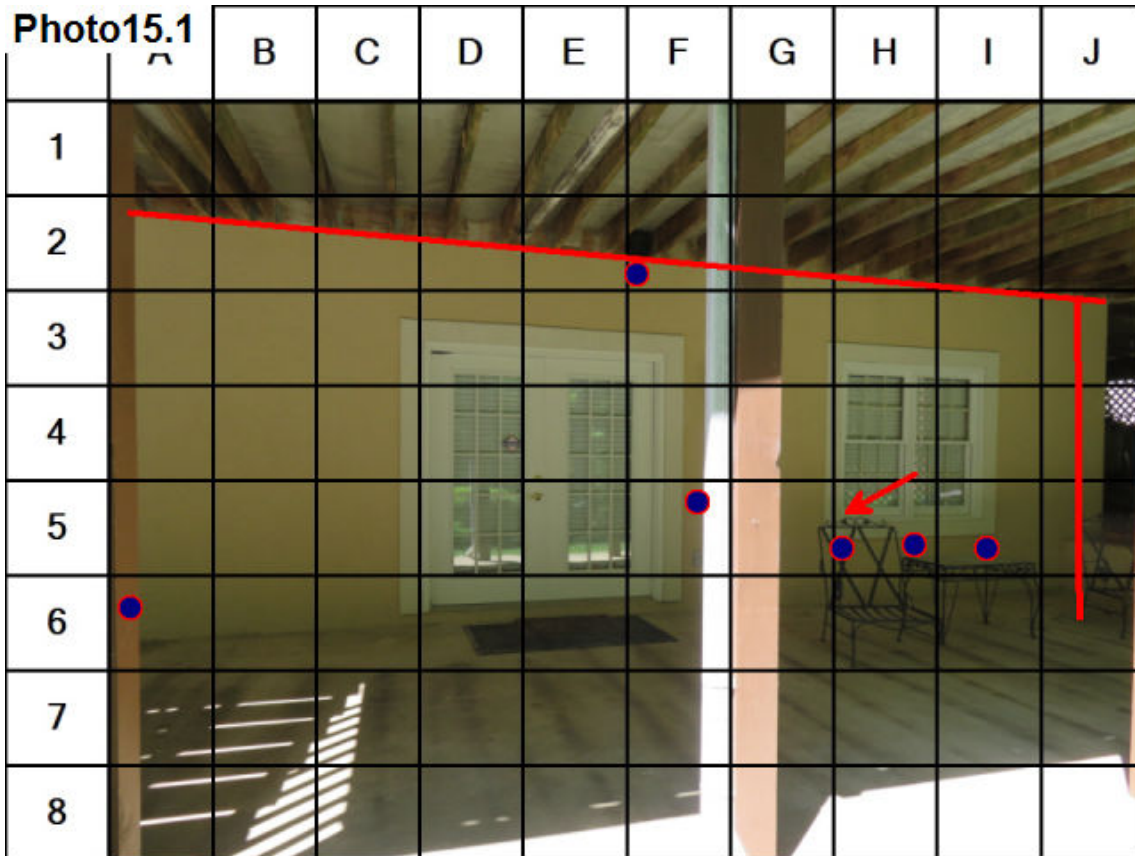
Not sealed below deck



Deck is attached to the house

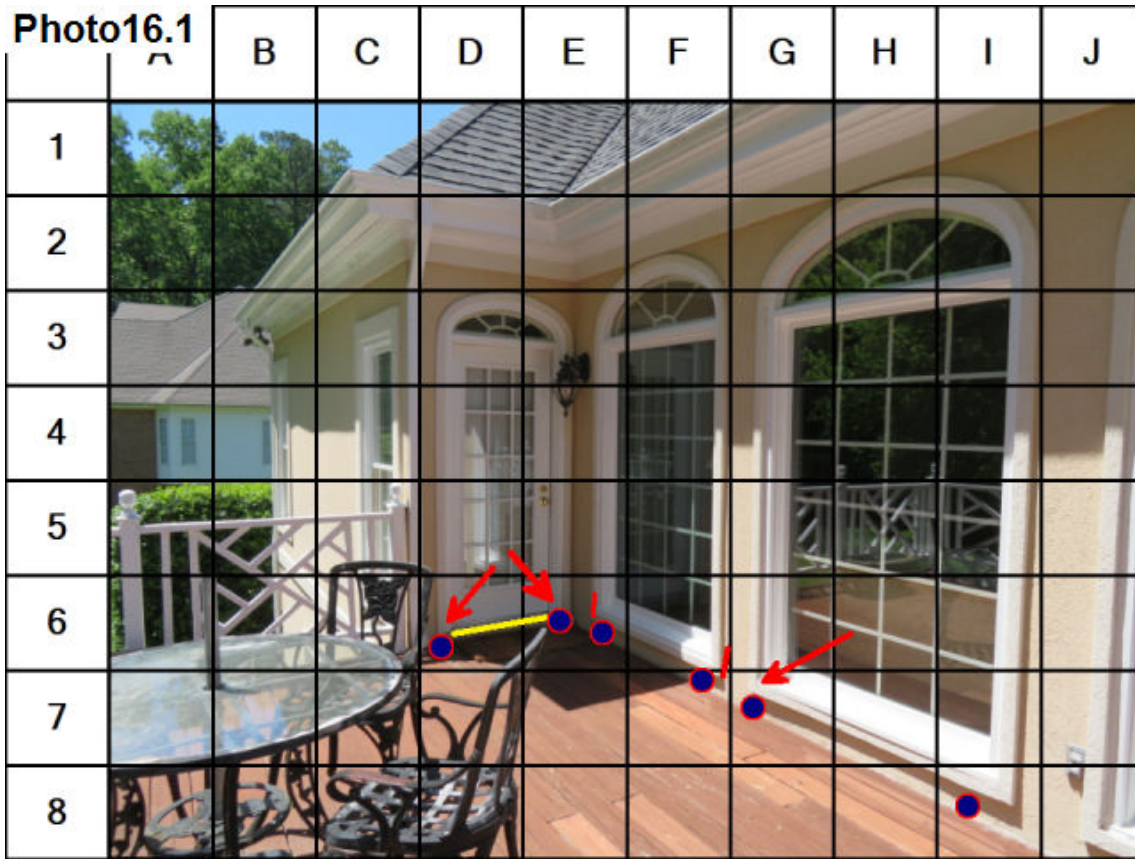
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|--|
| 2A | Probe | 10 | Firm | |
| 5A | Probe | 10 | Firm | |
| 7A | Probe | 10 | Firm | |
| 3C | Probe | 10 | Firm | |
| 3B | Probe | 10 | Firm | |
| 5B | Probe | 10 | Firm | |
| 7B | Probe | 13 | Firm | |
| 3E | Probe | 18 | Firm | |
| 4E | Probe | 12 | Firm | |
| 2-3H | Probe | 10 | Firm | |
| 7F-G | Probe | 14 | Firm | |
| 7H | Probe | 16 | Firm | |
| 7I | Probe | 14 | Firm | |
| 6G & I | Windows | | | External wood rot needs to be repaired. |
| 2A-J | Deck | | | Deck is attached to the house, not flashed and is not sealed |
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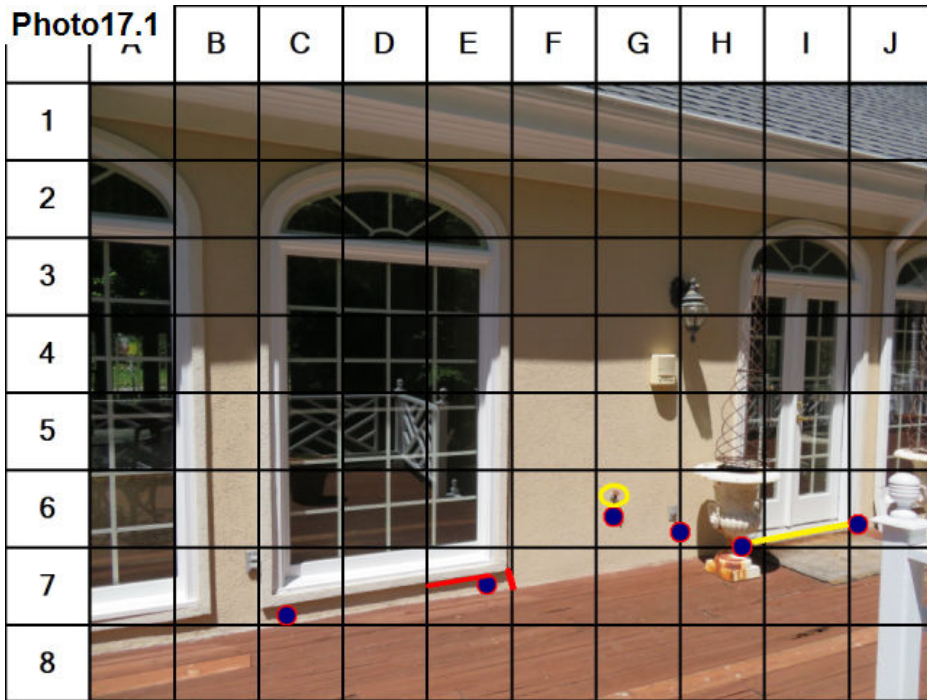
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 2F | Probe | 15 | Firm | |
| 6A | Probe | 13 | Firm | Hose bib |
| 1A-J | Deck | | | Deck is attached to the house, not flashed and is not sealed |
| 3-6J | | | | There is no wxpansion joint at the transition but appears to be no issues |
| 5F | Probe | 16 | Firm | |
| 5H | Windows | | | External wood rot needs to be repaired. |
| 5G-H | Probe | 18 | Firm | |
| 5H | Probe | 17 | Firm | |
| 5I | Probe | 13 | Firm | |
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| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 6D & E 7G | Windows | | | External wood rot needs to be repaired. |
| 6D-E | Doors | | | Door threshold not sealed |
| 6D | Probe | 15 | Firm | |
| 6E | Probe | 13 | Firm | |
| 6E | Probe | 14 | Firm | |
| 7F | Probe | 10 | Soft | |
| 7G | Probe | 10 | Soft | |
| 8I | Probe | 10 | Firm | |
| 6E& F | Windows | | | Sealant failure |
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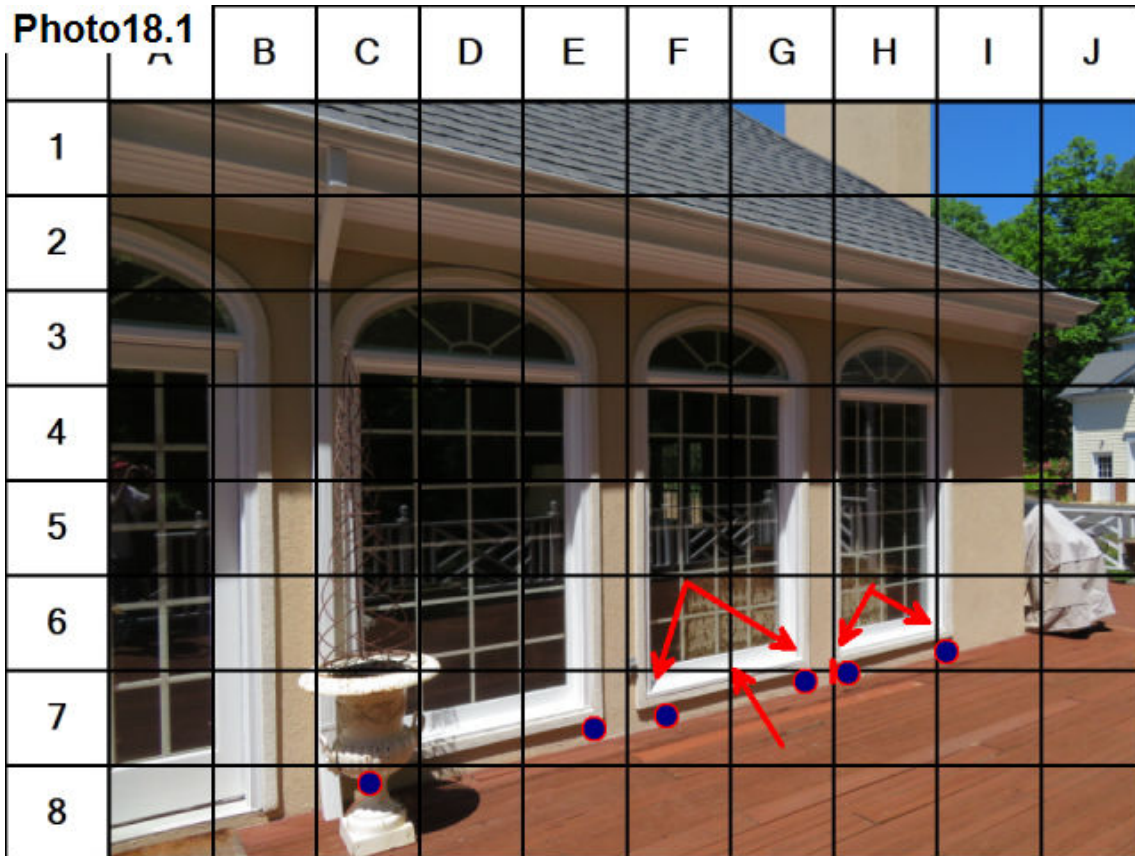
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Exposed mesh

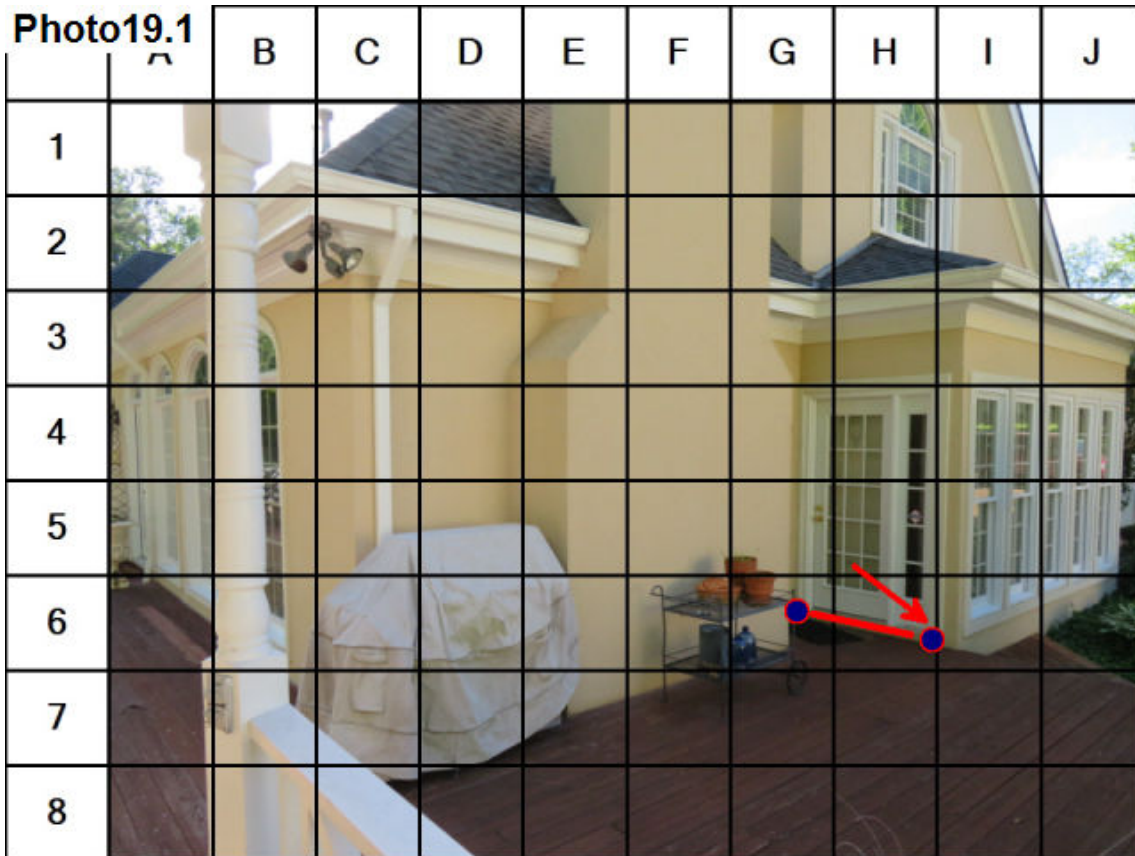
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|------------------------------------|
| 7C | Probe | 12 | Soft | |
| 7E | Probe | 10 | Firm | Exposed mesh needs to be sealed |
| 7E-F | Cracks | | | Exposed cracks need to be caulked. |
| 6G | Probe | 10 | Firm | Hose bib has sealant failure |
| 6G-H | Probe | 10 | Firm | |
| 6-7H | Probe | 10 | Firm | |
| 6J | Probe | 10 | Firm | |
| 6H-I | Doors | | | Door threshold is not sealed |
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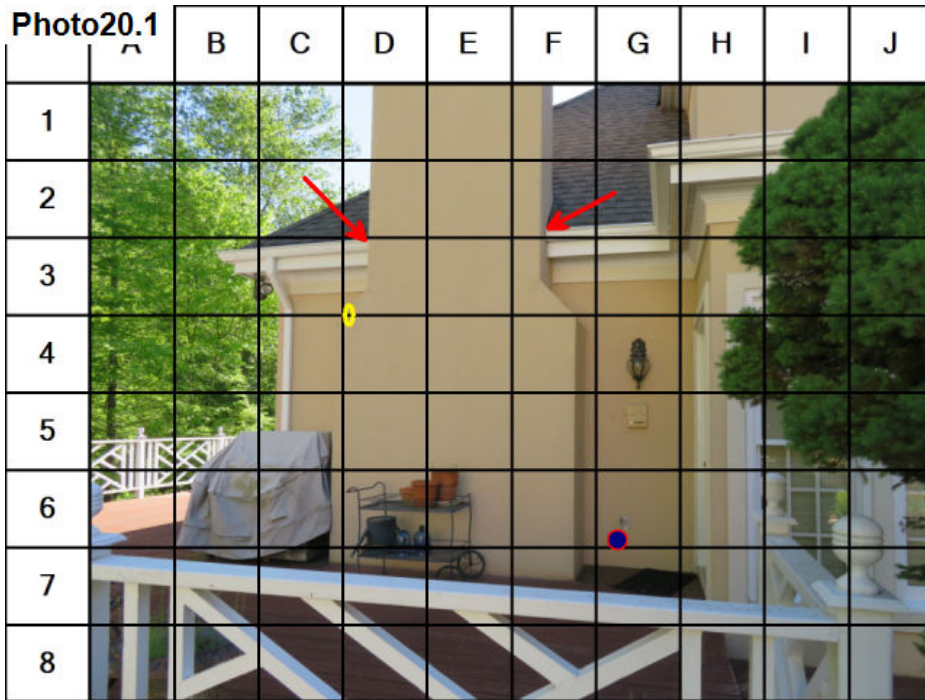
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|--|
| 8C | Probe | 12 | Firm | |
| 7E | Probe | 10 | Firm | |
| 7F | Probe | 12 | Soft | |
| 7G | Probe | 40 | Soft | |
| 6-7H | Probe | 10 | Firm | |
| 6I | Probe | 10 | Firm | |
| 6-7G-H | Cracks | | | Exposed cracks need to be caulked. |
| 7F-6G-6H | Windows | | | External wood rot needs to be repaired. |
| 7G | | | | Window repair - brick mold was used instead of sill nosing |
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| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 6H | Windows | | | External wood rot needs to be repaired. |
| 6G | Probe | 11 | Firm | |
| 6H-I | Probe | 15 | Firm | |
| 6G-H | Doors | | | Door threshold needs to be sealed |
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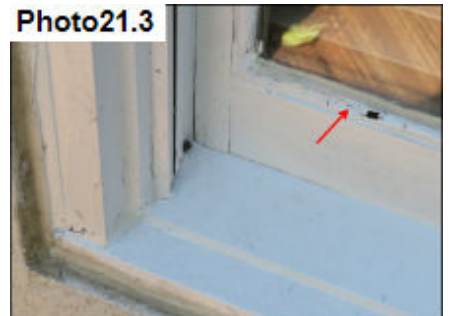
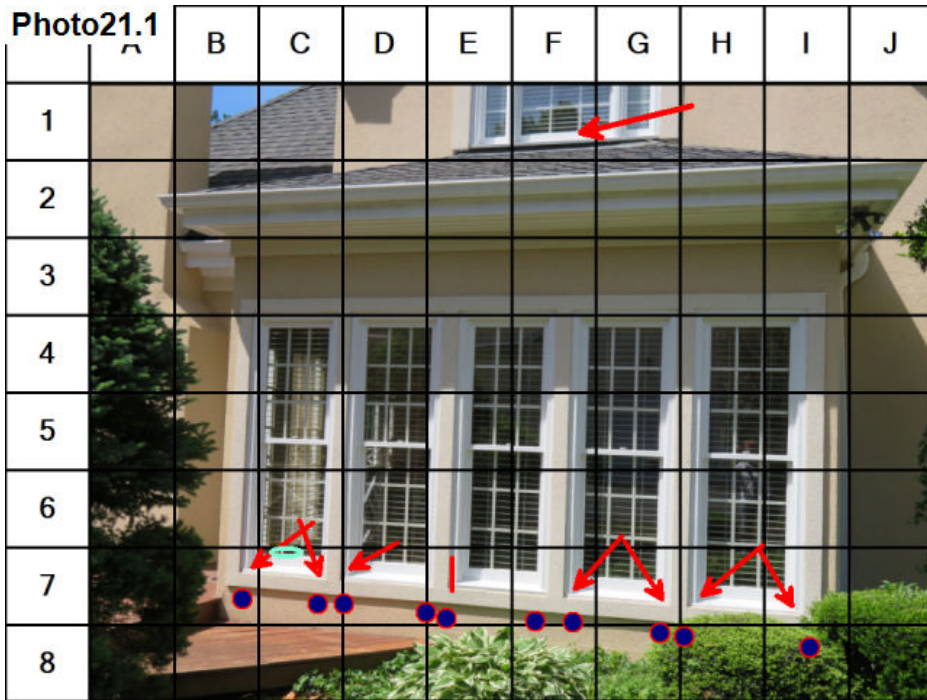
Holes need to be sealed on chimney



Holes need to be sealed

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 2D & F | Kickout | | | There are no kickouts installed. Per industry guidelines kickout are recommended even on masonry. |
| 3-4D | | | | Hole needs to be sealed |
| 6G | Probe | 10 | Firm | There are holes on both sides of the chimney near the top that need to be sealed see caption photos |
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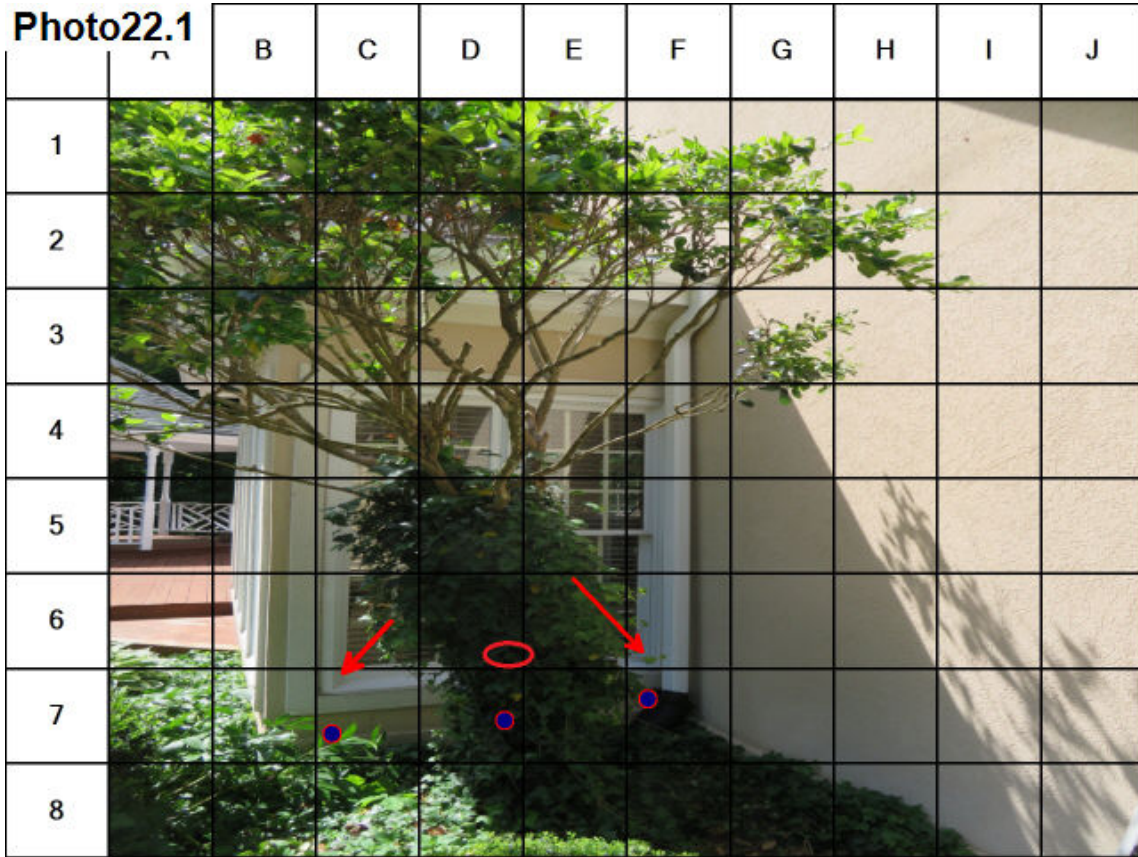
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Wood rot

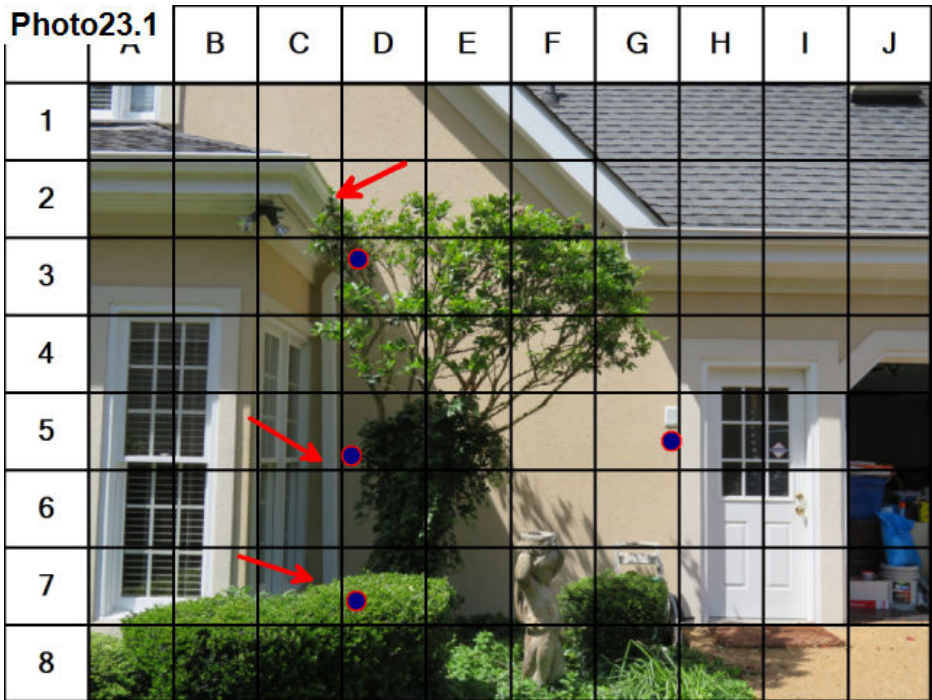
| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|----------------|------------------|-------------------|---------------------|--|
| 1F | | | | This window was not probed due to flashing |
| 7B-C-D-F-G-H-I | Windows | | | External wood rot needs to be repaired. |
| 7C | Windows | | | Wood rot on window sash |
| 7E | Windows | | | Sealant failure |
| 7B | Probe | 14 | Firm | |
| 7C | Probe | 11 | Firm | |
| 7C-D | Probe | 15 | Firm | |
| 7D-E | Probe | 10 | Soft | |
| 7E | Probe | 15 | Med soft | |
| 7-8F left | Probe | 10 | Soft | No substrate felt |
| 7-8F right | Probe | 10 | Soft | No substrate felt |
| 8G | Probe | 10 | Soft | No substrate felt |
| 8G-H | Probe | 10 | Soft | |
| 8I | Probe | 21 | Firm | |

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| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 7C-D-E-F | Windows | | | External wood rot needs to be repaired. |
| 7C | Probe | 10 | Firm | |
| 7D | Probe | 20 | Firm | |
| 7F | Probe | 17 | Med soft | |
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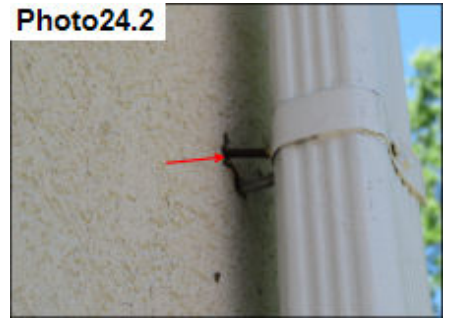
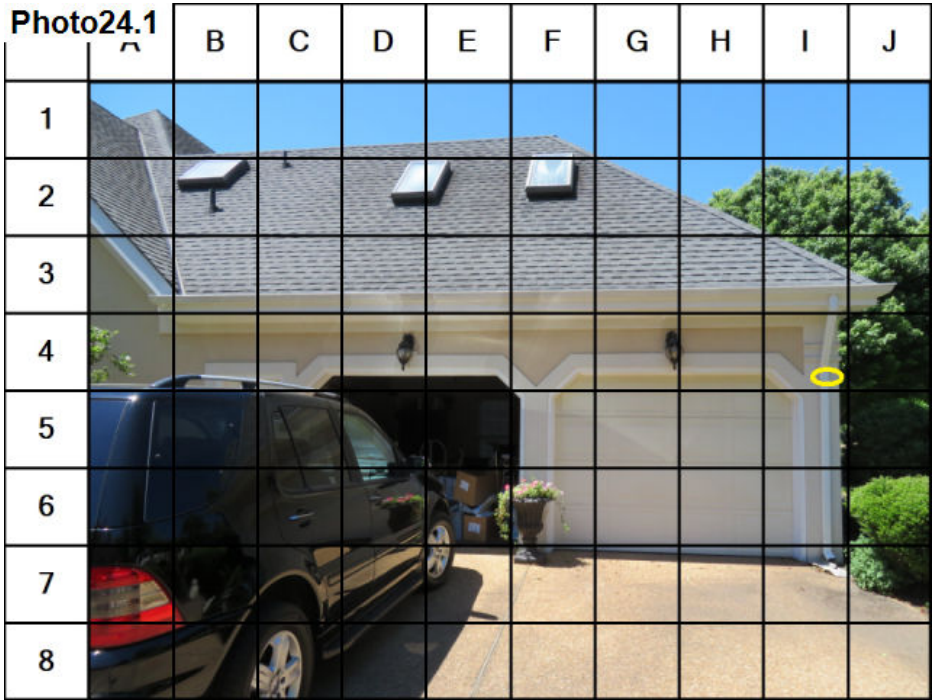
Holes need to be sealed



Gap under flashing & gutter

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|---|
| 2C | Kickout | | | Counter flashing installed instead of kickout flashing. The counter flashing is sealed at the roof and wall |
| 2C | Kickout | | | There is a gap under the flashing above the gutter |
| 3D | Probe | 13 | Firm | |
| 5D | Probe | 10 | Firm | |
| 7D | Probe | 13 | Med soft | |
| 5 & 7C | | | | Holes from old downspout need to be sealed |
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Not sealed

| Grid Location | Item Description | Moisture Readings | Substrate Condition | Observations |
|---------------|------------------|-------------------|---------------------|--|
| 4I | Gutters | | | Downspout loose and pulling out and not sealed |
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Photo25.1



Wood rot at windows

Photo25.2



Keep shrubbery cut back off house 18 to 24 inches.

Photo25.3



Kickouts are not installed

Photo25.4



The EIFS runs to the shingles in some areas

Photo25.5



Wood rot

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Photo26.1



Sealant failure

Photo26.2



Sealant has been painted

Photo26.3



Damage typical where noted in the report

Photo26.4



Counter flashing is installed instead of a kickout flashing

Photo26.5



Lights Are sealed

Photo26.6



Outlets are sealed