



Lone Star Stucco, LLC

Moisture Assessment Report

Mr. and Mrs. Sample

12345 Sample St

Everyday, TX 77000

2/24/2019



Lone Star Stucco, LLC

Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Client Name	Mr and Mrs Sample	Type of Inspection	Moisture Assessment
Property Address	12345 Sample St	Date of Inspection	2/24/2019
City, State, ZIP	Everyday, TX 77000	Temperature	95 degrees
Phone	N/A	Weather	Clear
Square Footage (estimated)	5,472	Last Rain	1-2 Days
Approximate Age of Property	1993	In Attendance	N/A
Stories	3	Inspector	Gregg Morgan
Type of Exterior	Traditional Hard Coat		
Substrate	Plywood		
Windows	Metal/ Metal Clad Wood/ Casement/ Double Hung/ Fixed		

Inspection Test Equipment		
Equipment Description	Test Range	Setting
Delmhorst Moisture Probe Meter- BD 2100	Low 6-13 /Medium 13-19 /High 19+	1
<p>Important Note: The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. this information is then used to help determine potential problem areas which may warrant more investigation.</p>		



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Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		
Caulking At Window Joints / Miters	X			
Caulking Around Door Frame		X		
Caulking At Door Joints / Miters		X		
Caulking Around Other Breaches		X		
Flat Accents Caulked or Angled			X	
Soffit, Frieze & Facia Boards Caulked		X		
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Install Three Proper Kickout Flashing
Balcony Flashings		X		Modify
Other Attachment Flashings			X	
Porches / Stoop Flashing	X			
Chimney Cap	X			
Chimney Cricket	X			
Window Head Flashing	X			
Door Head Flashing	X			
Column Flashing	Partial			
Terminations	Yes	No	N/A	Comments
Stucco In Contact With Flat Work	X			Apply Kant Bead
Stucco In Contact With Soil		X		
Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray	X			
Gutters Clean & Functioning			X	
Cracks or Impact Damage	X			
Exterior Evidence of Pest Infestation		X		
Control Joints Noted On System	X			



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Summary Page

- Lone Star Stucco, LLC recommends to consult with a stucco waterproofing contractor to touch up or seal all doors, windows, and penetrations as needed in an effort to avoid moisture intrusion.
- The three columns and two pilaster terminations are damaged. The inspector suggest to have a qualified stucco repair contractor further asses and repair as needed in an effort to prevent moisture intrusion. Please refer to photos #4.2, #4.3, #4.4, #4.5 and #4.6 for more detail.
- The balcony flashing is failing and substrate damage noted The inspector suggests to have a qualified stucco waterproofing contractor to repair this area and install a relief in an effort to prevent moisture intrusion. Please refer to photos #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.
- The roof penetration in this location is pulling away from the roof deck. The inspector suggests to re-fasten and seal this area as needed in an effort to prevent moisture intrusion. Please refer to photo #7.2 for more detail.
- The penetration sealants are missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.3, #22.2, #22.3 and #22.4 for more detail.
- The roof diverter flashing sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.4, #7.5, #24.2 and #24.3 for more detail.
- Wood rot is noted in the window frame. The inspector suggests to have a qualified waterproofing contractor repair in an effort to prevent moisture intrusion. Please refer to photo #7.6 for more detail.
- The door miter sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #8.2, #8.3, #8.4, #8.5, #20.2 and #20.3 for more detail.



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- Wood rot is noted in the bottom right door trim. The inspector suggests to have a qualified waterproofing contractor repair in an effort to prevent moisture intrusion. Please refer to photo #8.6 for more detail.
- The window sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #10.2, #10.3, #14.2, #14.3, #14.4, #14.5, #16.2, #16.3, #16.4 and #16.5 for more detail.
- The bottom of arch below the windows has substrate damage. The inspector suggests to have a qualified stucco waterproofing contractor to repair this area and install a relief in an effort to prevent moisture intrusion. Please refer to photos #10.4, and #10.5 for more detail.
- The accent/stucco termination sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photo #10.6 for more detail.
- The stucco is in close contact with the grade at this location. The inspector suggest to pull back all soil, rocks and plants away from the stucco in an effort to prevent moisture intrusion. Please refer to photo #11.2 for more detail.
- The improper direction of the sprinkler in this area as caused minor substrate damage to the bottom right of the door threshold. The inspector suggests to have a qualified waterproofing contractor repair this area in an effort to prevent moisture intrusion. Please refer to photos #11.3, #11.4 and #11.5 for more detail.
- The window/accent sealants are missing or deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.2, #12.3 and #12.4 for more detail.
- A chimney cap is present but the inspector suggests sealants on the metal cap/accent termination in an effort to prevent moisture intrusion. Please refer to photos #13.2, #13.3 and #13.4 for more detail.
- The accent band/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #15.2, #15.3 and #15.4 for more detail.



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- Wood rot noted on the soffit and fascia. Repair as needed. Please refer to photos #16.5 for more detail.
- The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #16.6, #18.2, #18.3, #18.4, #18.5, #18.6 and #20.4 for more detail.
- Cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor repair these cracks in an effort to prevent moisture intrusion. Please refer to photos #17.2, #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail.
- Confirmed substrate damage is noted in the beam. The inspector suggests to have a qualified stucco waterproofing contractor repair this area in an effort to prevent moisture intrusion. Please refer to photos #17.3, #17.4, #17.5 and #17.6 for more detail.
- The kickout flashing in this location is failing. The inspector suggests to have a qualified stucco waterproofing contractor to modify this area as needed in an effort to prevent moisture intrusion. Please refer to photos #20.5 and #20.6 for more detail.
- Semi-soft and semi-firm substrate is noted in the garage header below the failing kickout and windows. The inspector suggests to have a qualified stucco waterproofing contractor further asses and repair this area in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3, and #21.4 for more detail.
- The kickout flashing is missing from this location and substrate damage noted. The inspector suggests to have a qualified stucco waterproofing contractor to modify this area in an effort to prevent moisture intrusion. Please refer to photos #23.2 and #23.4 for more detail.
- Semi-firm substrate is noted in the bottom wall. The inspector suggests to have a qualified stucco waterproofing contractor to install a relief in an effort to allow proper moisture intrusion. Please refer to photos #23.4 and #23.5 for more detail.
- You have some areas that are showing signs of elevated moisture. Soft and nonexistent substrate was noted in some of these areas. It is recommended to consult with a stucco waterproofing contractor to investigate all soft and nonexistent areas. Please refer to the attached report for more detail.



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- **LIMITATIONS OF LIABILITY:** Because this is a limited inspection, we can make no guarantee, express or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.
- **FURTHER TESTING / INVESTIGATION:** Our policy is to rely on moisture meter readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in the substrate. It is difficult to determine if the structural wood of your home has been damaged in areas of high readings without 'probing' and/or removing a core sample of the stucco to allow for visual inspection. Should we feel that further investigation is needed this will be indicated in the summary section of the report.
- **REPAIR FOLLOW-UP AND ANNUAL INSPECTIONS:** A repair follow-up inspection should be conducted within three months after completion of the repairs to assess the effectiveness of the moisture modifications. This is extremely important. Annual inspections should also be scheduled to ensure that your stucco system remains dry. This way any sealant failures, stucco cracks, etc. can be caught and repaired promptly. Testing and maintaining your home on a regular basis is the best way to prevent costly repairs associated with moisture damage. Also, should you decide to sell your home, annual inspections and maintenance documentation will be a valuable selling tool, providing evidence to show that your home has been inspected and maintained on a regular basis by a reputable and qualified firm.
- **PLEASE NOTE:** Lone Star Stucco, LLC is not a home inspection company, and does not perform home inspections. This reports primary use is to show the area that are likely to have moisture intrusion in an effort to help control mold. This report and all its contents area sanctioned by the Texas Department of State and Health Services in guidelines for mold prevention.



Lone Star Stucco, LLC

Thank you for your business,

James "Gregg" Morgan

2220 S Piney Pt Rd #208

Houston, TX 77063

Texas Department of Licensing and Regulation

Mold Assessment Consultant

License Number: MAC 1299

Expiration 8/13/2020



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Photo4.1



Photo4.2



Substrate Damage /Repair

Photo4.3



Substrate Damage /Repair

Photo4.4



Substrate Damage /Repair

Photo4.5



Substrate Damage /Repair

Photo4.6



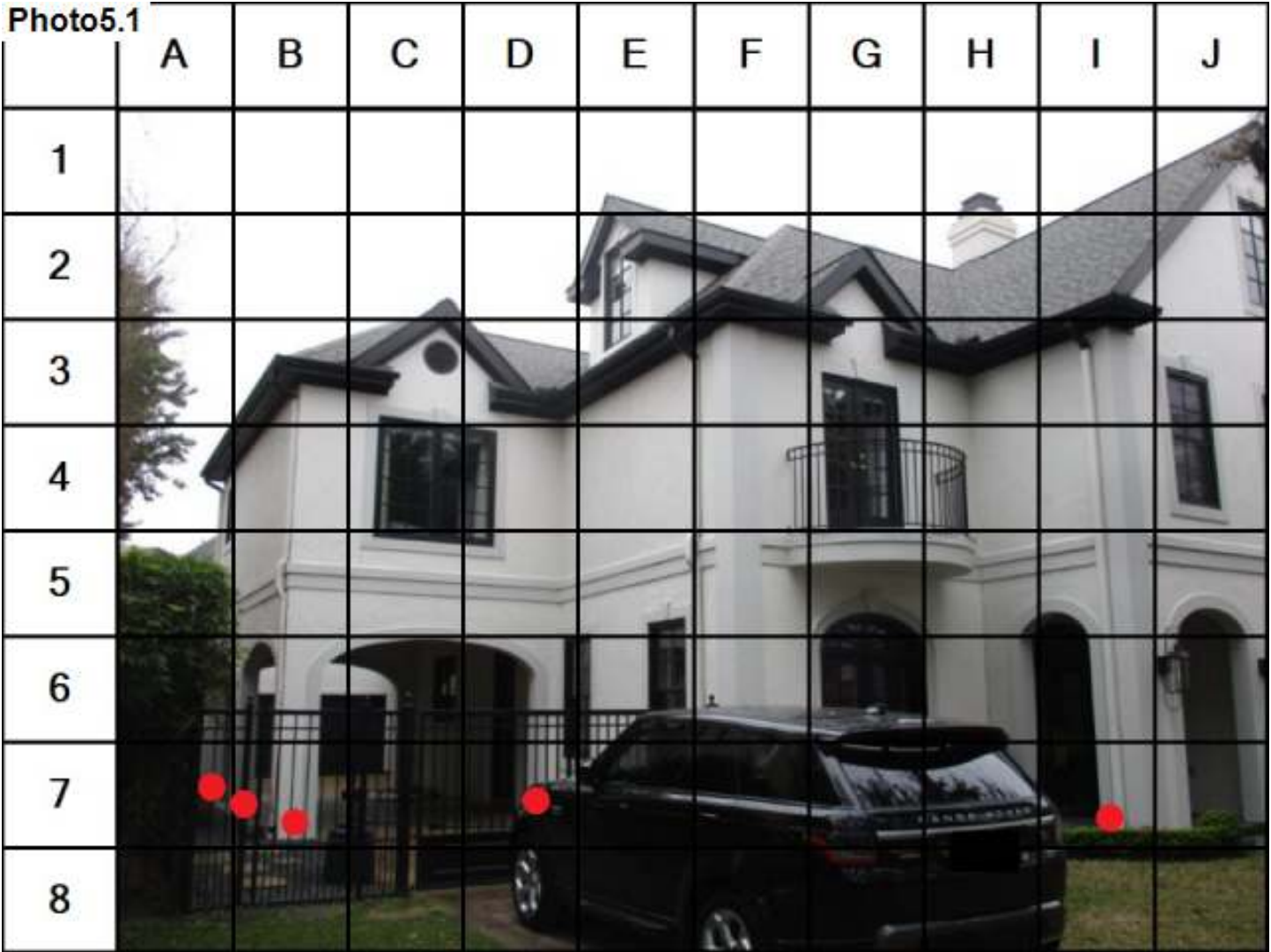
Substrate Damage /Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Purple Arrows	Stucco In Contact With Grade			The three columns and two pilaster terminations are damaged. The inspector suggest to have a qualified stucco repair contractor further asses and repair as needed in an effort to prevent moisture intrusion. Please refer to photos #4.2, #4.3, #4.4, #4.5 and #4.6 for more detail.



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Photo5.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
A7	Grade Termination		None	A moisture probe was made at the column termination. No substrate was noted at this time, suggested to modify area as needed.
B7	Grade Termination		None	A moisture probe was made at the column termination. No substrate was noted at this time, suggested to modify area as needed.
B7	Grade Termination		None	A moisture probe was made at the column termination. No substrate was noted at this time, suggested to modify area as needed.
D7	Grade Termination		None	A moisture probe was made at the pilaster termination. No substrate was noted at this time, suggested to modify area as needed.
I7	Grade Termination		None	A moisture probe was made at the pilaster termination. No substrate was noted at this time, suggested to modify area as needed.



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Photo6.1



Photo6.2



Failing Balcony Flashing/ Modify

Photo6.3



Failing Balcony Flashing/ Modify

Photo6.4



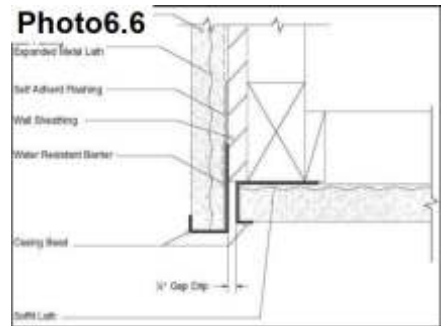
Failing Balcony Flashing/ Modify

Photo6.5



Failing Balcony Flashing/ Modify

Photo6.6



Proper Relief Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Failing Balcony			The balcony flashing is failing and substrate damage noted The inspector suggests to have a qualified stucco waterproofing contractor to repair this area and install a relief in an effort to prevent moisture intrusion. Please refer to photos #6.2, #6.3, #6.4, #6.5 and #6.6 for more detail.
F5	Bottom Balcony		None	A moisture probe was made at the bottom balcony. No substrate was noted at this time, suggested to modify area as needed.



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Photo7.1

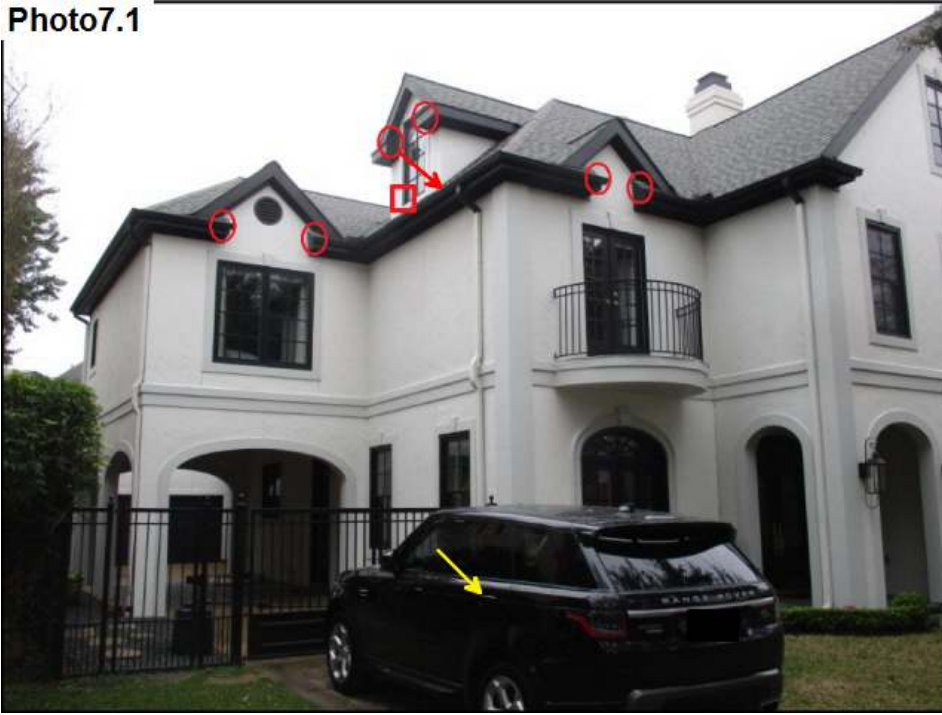


Photo7.2



Roof Penetration/ Re-Fasten And Seal

Photo7.3



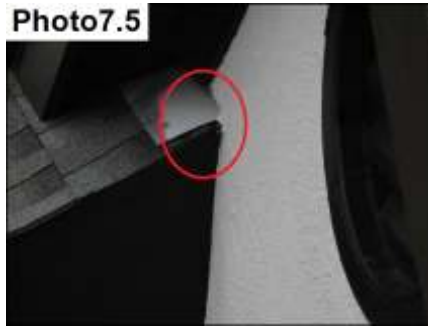
Penetration Sealants/ Seal

Photo7.4



Roof Diverter Flashing Sealants/ Seal

Photo7.5



Roof Diverter Flashing Sealants/ Seal

Photo7.6



Wood Rot/ Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Roof Penetration			The roof penetration in this location is pulling away from the roof deck. The inspector suggests to re-fasten and seal this area as needed in an effort to prevent moisture intrusion. Please refer to photos #7.2 for more detail.
Yellow Arrow	Penetration Sealants			The penetration sealants are missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photo #7.3 for more detail.
Red Circles	Roof Diverter Flashing Sealants			The roof diverter flashing sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #7.4 and #7.5 for more detail.
Red Box	Wood Rot			Wood rot is noted in the window frame. The inspector suggests to have a qualified waterproofing contractor repair in an effort to prevent moisture intrusion. Please refer to photo #7.6 for more detail.



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Photo8.1



Photo8.2



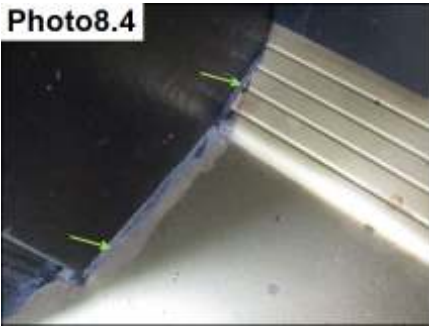
Door Miter Sealants/ Seal

Photo8.3



Door Miter Sealants/ Seal

Photo8.4



Door Miter Sealants/ Seal

Photo8.5



Door Miter Sealants/ Seal

Photo8.6



Wood Rot/ Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Miter Sealants			The door miter sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #8.2, #8.3, #8.4 and #8.5 for more detail.
Red Box	Wood Rot			Wood rot is noted in the bottom right door trim. The inspector suggests to have a qualified waterproofing contractor repair in an effort to prevent moisture intrusion. Please refer to photo #8.6 for more detail.



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Photo9.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
B5	Second Floor Window Bottom Left At Arch		None	A moisture probe was made at the second floor window bottom left at arch. No substrate was noted at this time, suggested to modify as needed.
G5	Second Floor Window Bottom Left At Arch	20%	Firm	A moisture probe was made at the second floor window bottom left at arch. An elevated moisture reading was noted with a firm substrate.
H5	Second Floor Window Bottom Left At Arch	22%	Firm	A moisture probe was made at the second floor window bottom left at arch. An elevated moisture reading was noted with a firm substrate.
I5	Second Floor Window Bottom Left At Arch	25%	Firm	A moisture probe was made at the second floor window bottom left at arch. An elevated moisture reading was noted with a firm substrate.



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Photo10.1

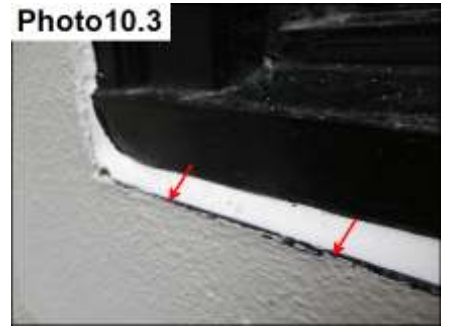


Photo10.2



Window Sealants/ Seal

Photo10.3



Window Sealants/ Seal

Photo10.4



Substrate Damage/ Repair

Photo10.5



Substrate Damage/ Repair

Photo10.6



Accent/Stucco Termination Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrow	Window Sealants			The window sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #10.2, and #10.3 for more detail.
Red Box	Bottom Of Arch			The bottom of arch below the windows has substrate damage. The inspector suggests to have a qualified stucco waterproofing contractor to repair this area and install a relief in an effort to prevent moisture intrusion. Please refer to photos #10.4, and #10.5 for more detail.
Orange Line	Accent/Stucco Termination Sealants			The accent/stucco termination sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photo #10.6 for more detail.



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Photo11.1



Photo11.2



Stucco In Close Proximity To Grade/
Pull Back

Photo11.3



Minor Substrate Damage/ Assess
And Repair

Photo11.4



Minor Substrate Damage/ Assess
And Repair

Photo11.5



Minor Substrate Damage/ Assess
And Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Purple Line	Stucco In Close Proximity To Grade			The stucco is in close contact with the grade at this location. The inspector suggest to pull back all soil, rocks and plants away from the stucco in an effort to prevent moisture intrusion. Please refer to photo #11.2 for more detail.
Orange Box	Minor Substrate Damage			The improper direction of the sprinkler in this area as caused minor substrate damage to the bottom right of the door threshold. The inspector suggests to have a qualified waterproofing contractor repair this area in an effort to prevent moisture intrusion. Please refer to photos #11.3, #11.4 and #11.5 for more detail.



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Photo12.1

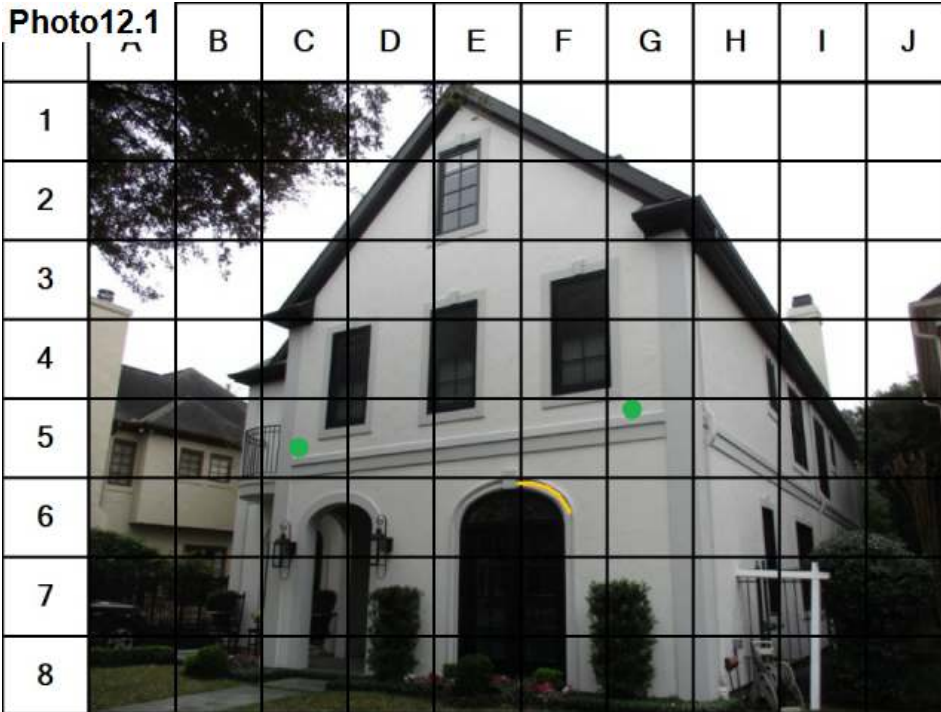


Photo12.2



Window/Accent Sealants/ Seal

Photo12.3



Window/Accent Sealants/ Seal

Photo12.4



Window/Accent Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Window/Accent Sealants			The window/accent sealants are missing or deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #12.2, #12.3 and #12.4 for more detail.
C5	Roof Diverter Flashing	17%	Firm	A moisture probe was made at the roof diverter flashing. The substrate is firm with no damage noted at this time.
G5	Roof Diverter Flashing	18%	Firm	A moisture probe was made at the roof diverter flashing. The substrate is firm with no damage noted at this time.



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Photo13.1



Photo13.2



Chimney Cap Present/ Seal Metal Cap/Accent Termination

Photo13.3



Chimney Cap Present/ Seal Metal Cap/Accent Termination

Photo13.4



Chimney Cap Present/ Seal Metal Cap/Accent Termination

Photo13.5



Previously Sealed Minor Crack/ Positive Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Blue Box	Chimney Cap			A chimney cap is present but the inspector suggests sealants on the metal cap/accent termination in an effort to prevent moisture intrusion. Please refer to photos #13.2, #13.3 and #13.4 for more detail.
Black Circle	Minor Crack			The minor crack in this location has been previously sealed. The inspector states that this is a positive detail. Please refer to photo #13.5 for more detail.



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Photo14.1

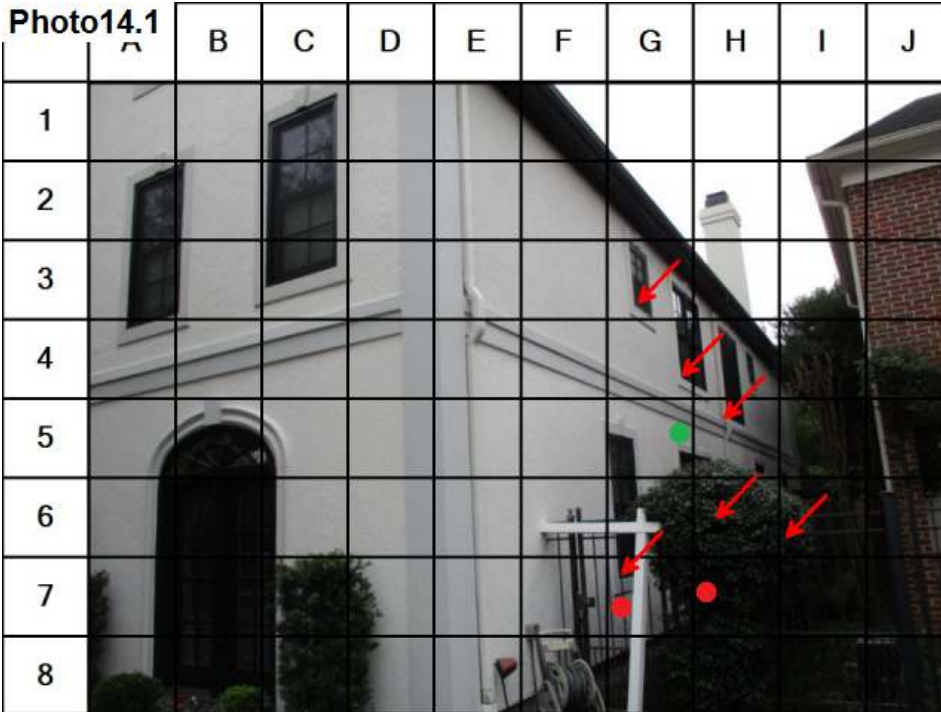


Photo14.2



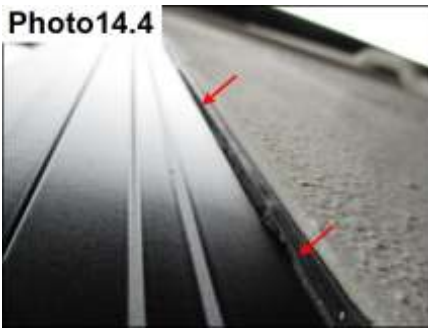
Window Sealants/ Seal

Photo14.3



Window Sealants/ Seal

Photo14.4



Window Sealants/ Seal

Photo14.5



Window Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #14.2, #14.3, #14.4 and #14.5 for more detail.
G7	Window Bottom Left	20%	Firm	A moisture probe was made at the window bottom right. An elevated moisture reading was noted with a firm substrate.
H7	Window Bottom Left	21%	Firm	A moisture probe was made at the window bottom left. An elevated moisture reading was noted with a firm substrate.
G5	Window Header Left	18%	Firm	A moisture probe was made at the window header left. The substrate was firm with no damage noted at this time.



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Photo15.1



Photo15.2



Accent Band/Stucco Termination Sealants/ Seal

Photo15.3



Accent Band/Stucco Termination Sealants/ Seal

Photo15.4



Accent Band/Stucco Termination Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Line	Accent Band/Stucco Termination Sealants			The accent band/stucco termination sealants are deteriorating. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #15.2, #15.3 and #15.4 for more detail.



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Photo16.1

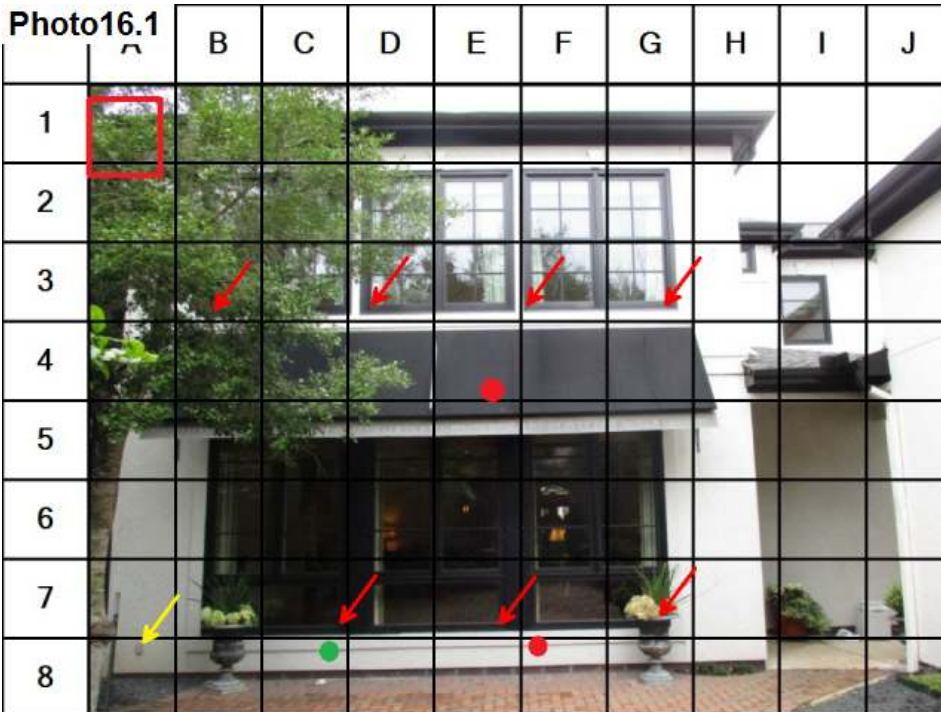


Photo16.2



Window Sealants/ Seal

Photo16.3



Window Sealants/ Seal

Photo16.4



Window Sealants/ Seal

Photo16.5



Wood Rot / Repair

Photo16.6



Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Arrows	Window Sealants			The window sealants are separated. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #16.2, #16.3 and #16.4 for more detail.
Red Box	Wood Rot			Wood rot noted on the soffit and fascia. Repair as needed. Please refer to photos #16.5 for more detail.
Yellow Arrow	Penetration Sealants			The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photo #16.6 for more detail.
C8	Window Bottom Right	18%	Firm	A moisture probe was made at the window bottom right. The substrate was firm with no damage noted at this time.
F8	Window Bottom Left	20%	Firm	A moisture probe was made at the window bottom left. An elevated moisture reading was noted with a firm substrate.
E4	Window Header	22%	Firm	A moisture probe was made at the window header. An elevated moisture reading was noted with a firm substrate.

"Your Local Moisture & Mold Consultant Specialist"



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Photo17.1

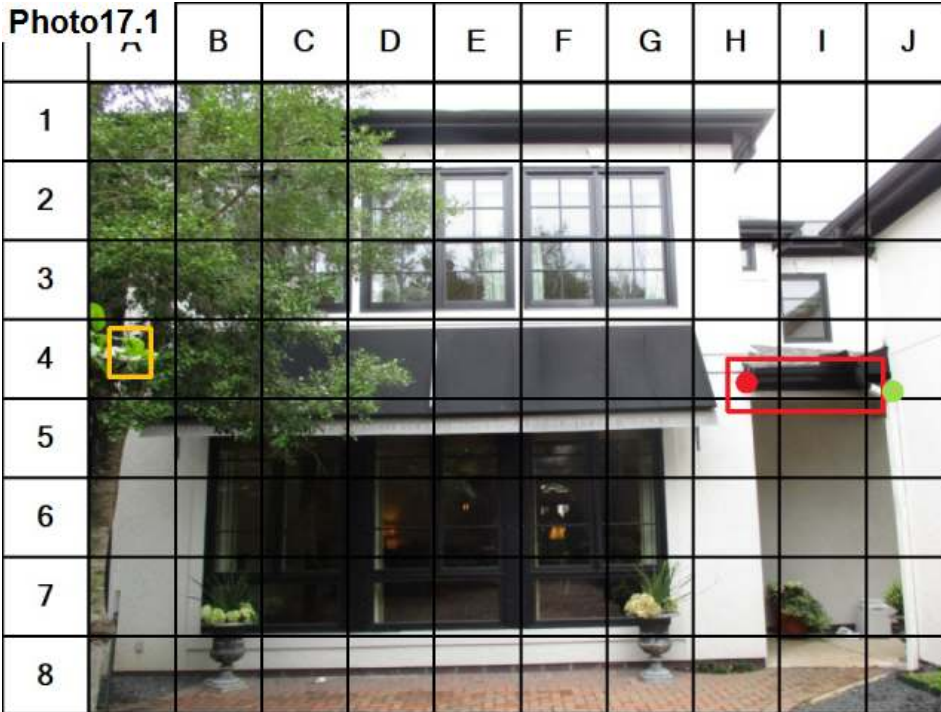


Photo17.2



Cracks/ Seal Or Repair

Photo17.3



Confirmed Substrate Damage/
Repair

Photo17.4



Confirmed Substrate Damage/
Repair

Photo17.5



Confirmed Substrate Damage/
Repair

Photo17.6



Confirmed Substrate Damage/
Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Box	Cracks			Cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor repair these cracks in an effort to prevent moisture intrusion. Please refer to photo #17.2 for more detail.
Red Box	Confirmed Substrate Damage			Confirmed substrate damage is noted in the beam. The inspector suggests to have a qualified stucco waterproofing contractor repair this area in an effort to prevent moisture intrusion. Please refer to photos #17.3, #17.4, #17.5 and #17.6 for more detail.
H4	Bottom Beam		None	A moisture probe was made at the bottom beam. No substrate was noted in this location. The inspector suggests to modify this area as needed.
J4	Bottom Bumpout Wall	18%	Firm	A moisture probe was made at the bottom bumpout wall. The substrate was firm and no damage was noted at this time.



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Photo18.1

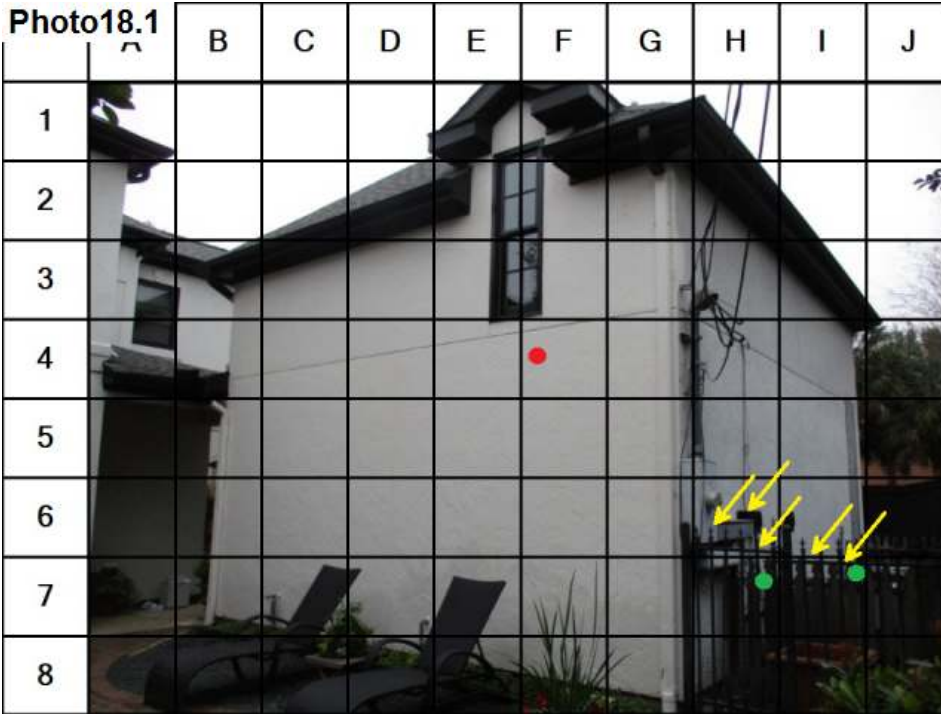
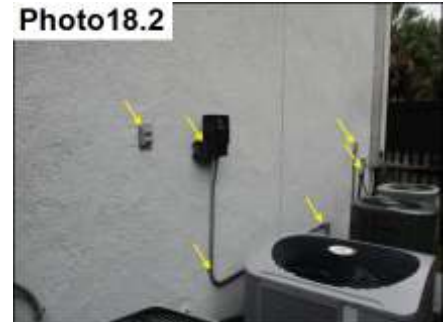


Photo18.2



Penetration Sealants/ Seal

Photo18.3



Penetration Sealants/ Seal

Photo18.4



Penetration Sealants/ Seal

Photo18.5



Penetration Sealants/ Seal

Photo18.6

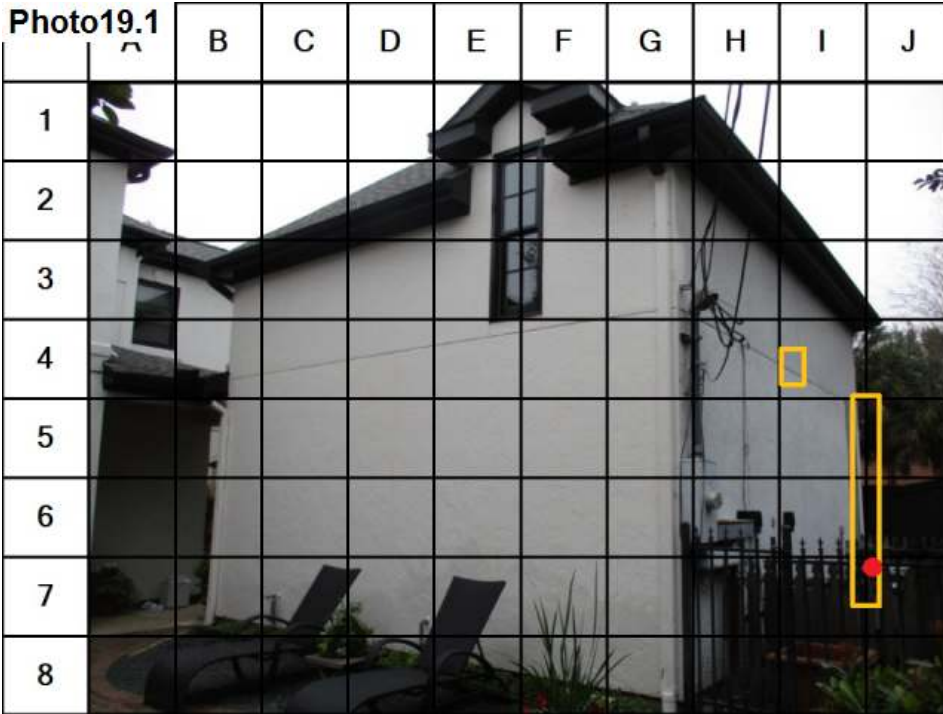


Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrows	Penetration Sealants			The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #18.2, #18.3, #18.4, #18.5 and #18.6 for more detail.
F4	Second Floor Window Bottom Right	20%	Firm	A moisture probe was made at the second floor window bottom right. An elevated moisture reading was noted with a firm substrate.
H7	Mid Wall Below Penetration	18%	Firm	A moisture probe was made mid wall below the penetrations. The substrate was firm with no damage noted at this time.
I7	Mid Wall Below Penetration	17%	Firm	A moisture probe was made mid wall below the penetrations. The substrate was firm with no damage noted at this time.



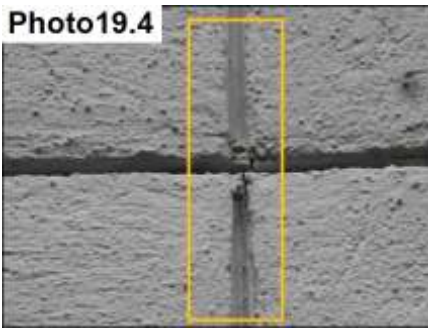
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Cracks/ Repair



Cracks/ Repair



Cracks/ Repair



Cracks/ Repair



Cracks/ Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Orange Boxes	Cracks			Cracks are noted in this location. The inspector suggests to have a qualified stucco waterproofing contractor repair these cracks in an effort to prevent moisture intrusion. Please refer to photos #19.2, #19.3, #19.4, #19.5 and #19.6 for more detail.
J7	Corner Wall	21%	Firm	A moisture probe was made at the corner wall. An elevated moisture reading was noted with a firm substrate.



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Photo20.1



Photo20.2



Door Miter Sealants/ Seal

Photo20.3



Door Miter Sealants/ Seal

Photo20.4



Penetration Sealants/ Seal

Photo20.5



Missing Kickout Flashing/ Modify

Photo20.6



Missing Kickout Flashing/ Modify

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Green Arrows	Door Miter Sealants			The door miter sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #20.2 and #20.3 for more detail.
Yellow Arrow	Penetration Sealants			The penetration sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photo #20.4 for more detail.
Red Box	Failing Kickout Flashing			The kickout flashing in this location is failing. The inspector suggests to have a qualified stucco waterproofing contractor to modify this area as needed in an effort to prevent moisture intrusion. Please refer to photos #20.5 and #20.6 for more detail.



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Photo21.1

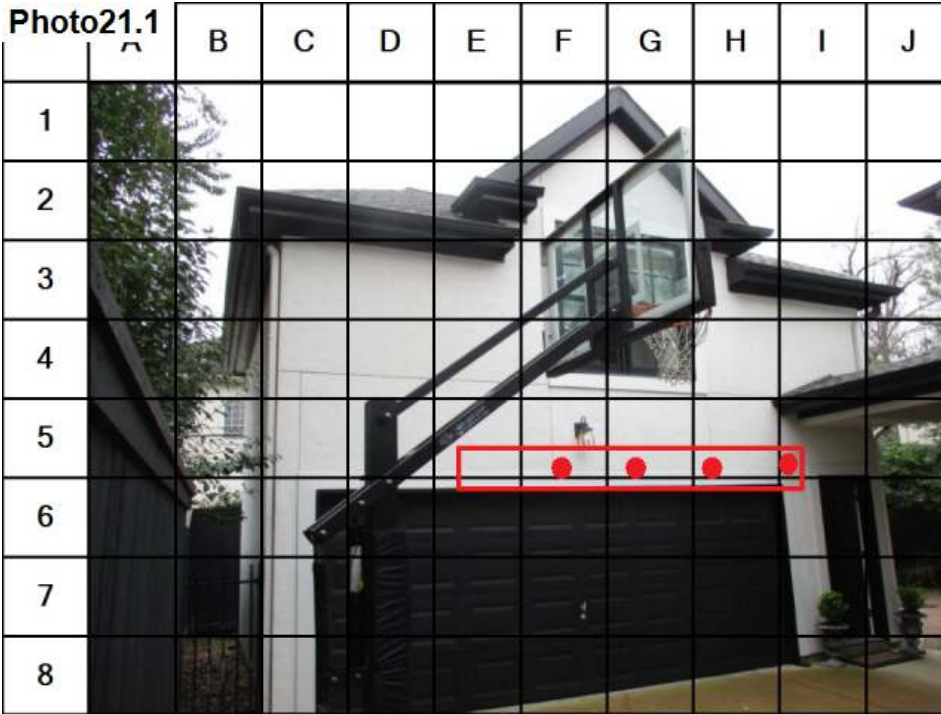


Photo21.2



Confirmed Substrate Damage/
Repair

Photo21.3



Confirmed Substrate Damage/
Repair

Photo21.4



Confirmed Substrate Damage/
Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Confirmed Substrate Damage			Semi-soft and semi-firm substrate is noted in the garage header below the failing kickout and windows. The inspector suggests to have a qualified stucco waterproofing contractor further asses and repair this area in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3 and #21.4 for more detail.
I5	Garage Header Right Below Missing Kickout	29%	Semi-Soft	A moisture probe was made at the garage header right below the missing kickout. The substrate was semi soft and the inspector suggests to modify as needed.
H5	Garage Header	26%	Semi-Soft	A moisture probe was made at the garage header right below the window. The substrate was semi soft and the inspector suggests to modify as needed.
G5	Garage Header	27%	Semi-Firm	A moisture probe was made at the garage header right below the window. The substrate was semi firm and the inspector suggests to modify as needed.
F5	Garage Header	26%	Semi-Firm	A moisture probe was made at the garage header right below the window. The substrate was semi firm and the inspector suggests to modify as needed.

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Photo22.1



Photo22.2



Penetration Sealants/ Seal

Photo22.3



Penetration Sealants/ Seal

Photo22.4



Penetration Sealants/ Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Yellow Arrow	Penetration Sealants			The penetration sealants are missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #22.2, #22.3 and #22.4 for more detail.



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Photo23.1

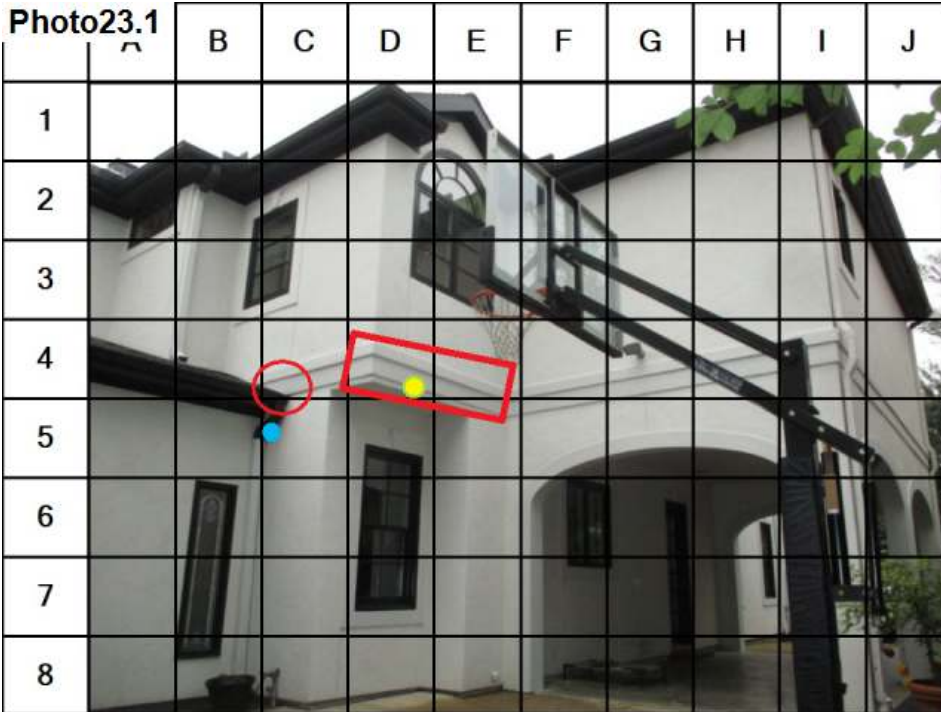


Photo23.2



Missing Kickout Flashing/ Modify

Photo23.3



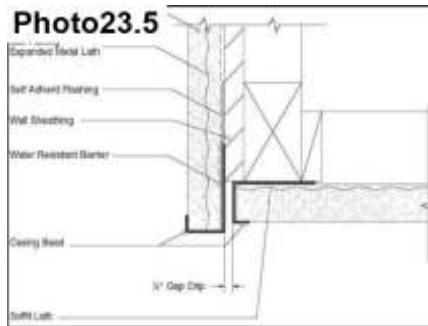
Missing Kickout Flashing/ Modify

Photo23.4



Confirmed Substrate Damage/
Repair And Install Relief

Photo23.5



Proper Relief Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circle	Missing Kickout			The kickout flashing is missing from this location and substrate damage noted. The inspector suggests to have a qualified stucco waterproofing contractor to modify this area in an effort to prevent moisture intrusion. Please refer to photos #23.2 and #23.4 for more detail.
Red Box	Confirmed Substrate Damage			Semi-firm substrate is noted in the bottom wall. The inspector suggests to have a qualified stucco waterproofing contractor to install a relief in an effort to allow proper moisture intrusion. Please refer to photos #23.4 and #23.5 for more detail.
C5	Below Missing Kickout		None	A moisture probe was made below the missing kickout. No substrate was noted at this time, suggested to modify as needed.
D4	Bottom Wall	20%	Firm	A moisture probe was made at the bottom wall. An elevated moisture reading was noted with a firm substrate.



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Photo24.1



Photo24.2



Roof Diverter Flashing Sealants/
Seal

Photo24.3



Roof Diverter Flashing Sealants/
Seal

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Circles	Roof Diverter Flashing Sealants			The roof diverter flashing sealants are separated or missing. The inspector suggests to have a qualified stucco waterproofing contractor seal this area with NP1 or low modulus sealant in an effort to prevent moisture intrusion. These types of sealants are of high quality and compatible with stucco and other termination points. Please refer to photos #24.2 and #24.3 for more detail.