



Time: 8:30am Finish: 11am
Property Faces: West
Outside Temp: 76 °F 83 °F
Humidity: 70 % 60 %
Weather: Clear with drought conditions present

Property ID: 06-047
Multilevel: Two
Associate: E L
Listing: J B
Payment: Check# 1009
Fee: \$ 525.00

1733 GOLIAD DR. GARLAND, TX 75042 www.adairinspection.com OFFICE 972-487-5634 PAGER 214-852-5411
EIFS INSPECTION REPORT

Confidential Report Prepared For: CS

(Name of Client)

Concerning: Colleyville, TX 76034

(Address or Other Identification of Inspected Property)

By: BARRY ADAIR EDI EIFS-MA TX#39

JUNE

(Name and License Number of Inspector)

(Date)

This report is intended to provide you with information concerning the condition of the EIFS at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures previous inspections or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Additional information provided by the inspector:

THIS REPORT IS BASED UPON A VISUAL, NON-INVASIVE GENERAL INSPECTION OF THE EIFS ONLY AT THE ABOVE NAMED PROPERTY. THE ENTIRE REPORT AND THE INSPECTOR NAMED ARE INCAPABLE OF IDENTIFYING OR REVEALING ANY HIDDEN, CONCEALED, OR LATENT DEFECTS.

Thank you for choosing ADAIR INSPECTION (the Company). You (theClient(s)) are my sole employer at this inspection. This report only reports on the items listed and only the present condition of those items. It reflects only if the items inspected are observed to be "operative" during the inspection or in need of immediate repair(s). Disclaimer of Warranties: ADAIR INSPECTION makes no, nor implies any guarantee or warranty to any of the items inspected or the following statements: 1) That all defects have been found or that the Company will pay for repair of disclosed, undisclosed, unobservable, disguised, or latent defects. 2) That any of the items inspected are designed or constructed in a good and or workmanlike manner. 3) That any of the inspected items will continue to perform in the future as they are at the time of inspection. 4) Life expectancy of any items inspected cannot be stated. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. In the event a dispute arises concerning the performance of this inspection, (theClient(s)) agrees to notify the Company within five (5) days of (theClient(s)) discovery of the basis for dispute so as to give the Company a reasonable opportunity to reinspect the property. In the event a dispute cannot be resolved by (theClient(s)) and the Company, the parties agree to submit the dispute to Binding Arbitration through a mutually agreeable mediator or arbitrator paid for by (theClient(s)). Actual damages are limited to the amount of the inspection fee. Exclusivity: (theClient(s)) gives permission for ADAIR INSPECTION to discuss report findings with (theClient(s)) agent, representative, or repair persons for the sake of clarification. Investigating, sampling, and testing for any Environmental Issues is beyond the scope of this Inspection. Contact any of these Agencies for your specific needs and further information. www.cdc.gov Center for Disease Control 1-888-311-3435, www.epa.gov Environmental Protection Agency 1-800-887-6063, www.hud.gov Housing and Urban Development 214-767-8300, www.tdh.state.tx.us Texas Department of Health 1-888-963-7111. This Confidential Report is prepared exclusively for (the Client(s)) named and is not intended for use by others. It is not transferable and copies or portions thereof are in no way an accurate representation of the performed inspection. Violators will be prosecuted.

Copy report and photos to my agent [] YES [] NO Initial here: _____

Client(s) signature: Signed copy at office



Fees are due at the time of the inspection.

The information contained in this document pertains to the EIFS wall cladding system's performance as a moisture barrier or moisture management barrier. The difference is the first system is supposed to stop water from entering the structure at the exterior surface finish materials and the second system allows water to enter cladding materials but stops it from entering the structure at a protective moisture-vapor barrier applied to the substrate. Neither system will achieve the intended function without proper attention to all of the details of the component's installation. This is applicable to any types of exterior cladding and any structure, not only to EIFS-Stucco structures.

Unless otherwise noted in this document the entire investigation process is a visual evaluation, non-invasive in nature, and only pertains to the observable components of the exterior finish at this time. The Tramex Wet Wall Detector is used to identify areas of possible moisture intrusion. Further evaluation and invasive investigation is necessary when moisture intrusion is identified for this report to contain complete, conclusive, and accurate information.

The presence or lack of conclusive moisture readings at all suspect locations at this time does not indicate the absence of any wet rot, dry rot or other possible Wood Destroying Insects (WDI) and Wood Destroying Organisms (WDO). These present or latent conditions are known to dramatically compromise the substrates and structural members of EIFS-Stucco systems. Invasive investigation is necessary to absolutely confirm any suspect areas identified in this report of the potential for structure damage, rot or other possible (WDO). All repairs shall strictly adhere to Manufacture Application Specifications, National, State, or Local Codes, and the Authority Having Jurisdiction (AHJ).

System Manufacture: Unknown

Substrate: OSB

System Type: Polymer Modified

Moisture barrier: Black plastic

Finish coat: In need of repair at numerous cracks

Foam board: Polyiso at wall surfaces and EPS at trims where visible

Thickness: 3/4 "

Mesh Color: White where visible

Door: 3 exterior units present at entry, patio, and garage

Door weather strip: Inspected

Door sealant: Repair

Dryer vent sealant: Repair

Electric outlet sealant: Repair

Electric service entry sealant: Repair

Foundation type: Post tension cable.

Foundation termination above finished grade: Abuts pavement at entryway and patio area

Gutter: Repair damage downspout ends, add 5' extensions to all, and clear of debris

Gutter downspout fasteners sleeved: Repair

Gutter downspout sleeve sealant: Repair

Gas supply entry sealant: Repair

HVAC refrigerant line sealant: Repair

HVAC disconnect sealant: Repair

Laundry exhaust vent sealant: Repair

Light fixture sealant: Repair

Phone line sealant: Repair

Roof cover: Laminated composition

Roof drip edge: Gutters covered

Seamless prefabricated kickout flashing: Repair not installed at all necessary locations

Sill cock sealant: Repair

Step flashing 6"x6": Inspected

PTRV drain line sealant: Repair

Window Manufacture: Unlabeled 20 operable single hung w/ 15° slope sill and dam stop at interior, 6 stationary, 1 glass block at Master bath

Window sealant: Repair

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Window head flashing: None visible at all applicable units present, sealant joints only.

Window pan flashing: None visible at all applicable units present, sealant joints only.

Below is a list of current typical installation protocol. All of the items listed below shall be assessed for estimates and scope of all remediation repairs and addressed by an EIFS, Moisture/Waterproofing Professional, or Sealant Installation Professional. EIMA Guide to EIFS Construction http://www.eima.com/Guide_to EIFS.pdf or call 1-800-294-3462 for schematic details and further installation protocols.

1. The Exterior Insulated and Finish System appear not to be functioning as intended.
2. There appears to be a moisture barrier installed.
3. The windows, doors, utilities, vents, and all other penetrations to the wall system shall be back wrapped with ½" closed cell backer rod and tooled sealant joints.
4. Surface mounted fixtures, wires, cables, conduits, pipes, and gutter downspouts shall have anchors sleeved and tooled sealant applied. The fasteners shall be long enough to penetrate into structural members or secured backing in order to provide a rigid attachment.
5. Head, sill, or pan flashings shall be installed at windows, doors, and all other necessary locations.
6. The walls shall terminate at the foundation a minimum of 2" above any finished grade according to local building code or the AHJ. All terminations shall be back wrap finished with proper mesh embedment and topcoat applied, unless a moisture drainage track is present. I am of the opinion that a 4" minimum above any finished grade is required for proper foundation termination and WDI-WDO inspection access. The finish coat may be applied to the exposed foundation for esthetic purposes as long as proper priming of all surfaces is achieved.
7. The mesh shall be properly embedded in the base coat.
8. The topcoat/ finish coat shall be applied at a minimum of aggregate thickness and to cover all exposed surfaces completely
9. There shall be no visible cracks, presence of mesh grid, board lines, unevenness of finish, discoloration, or stains
10. The EIFS wall system shall terminate no less than 2" above the roofline to facilitate roof repairs and treatment of the EIFS termination. In addition, this clearance allows for free-flow of water and minimizes accumulation of debris.
11. Preformed seamless kickout-diverter flashings shall be present under all roof flashing details at all sloped roof to wall or cornice intersection terminations.
12. The irrigation system adjacent to the house shall be considered for conversion to a soaker, drip type, bubbler or other means to keep water away from the exterior walls and windows. Foundation moisture shall be considered, before any changes in the existing system are implemented. Consult a licensed Irrigation Professional for conversion details and site-specific recommendations.
13. All mature plantings shall be trimmed and maintained at least 12"-18" away from all EIFS surfaces and the roof system. This affords the system to dry quicker after natural or manmade moisture impact. Consult a Landscape Specialist or Arborist for further guidance.

Photo ID:

1. Typical wall cracks, non-tooled delaminated sealant joints, and sprinkler head height and location
2. Detail of non-tooled delaminated or absent sealant joints and cracks
3. Mirror view of vinyl track, OSB, and plastic barrier
4. Phone box lacks tooled sealant joints and seal numerous holes from previous fasteners
5. Reapply tooled sealant joints at disconnect boxes and properly secure and seal all phone cables
6. Properly secure and seal all TV cable fasteners
7. Delaminating sealant and rot at garage entry door
8. Exposed foam, delaminating sealant and rot at garage entry door
9. Remove and Reapply tooled sealant joints at AC refrigerant line covers
10. Remove and Reapply tooled sealant joints at disconnect boxes
11. Remove and Reapply tooled sealant joints at all frieze trim/soffit abutments
12. Attempts at previous repairs, stains, and new cracks present
13. Properly seal gas pipe and all other utility entrance penetrations
14. Attempt at previous repairs, non-tooled delaminated sealant joints, and very low or in contact wall/grade termination
15. Surface cracks and unfinished window trim with exposed foam
16. Properly seal all electrical and all other utility entrance penetrations

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17. Sprinkler head height, location, evidence of visible moisture intrusion, and microbe growth replace or relocate heads that impact the structure and windows
18. Discolored crown mould above fireplace may be evidence of moisture intrusion seal flashing details to prevent further intrusion
19. Question improper non-flashed wood application at chimney cricket, if this is left in place it will eventually leak consult roofing specialist for estimates of repairs
20. Apply tooled sealant at chimney cap and all fasteners, trims should have 6/12 beveled or radius edges to allow water runoff
21. Typical damage at weep tracks and absent kickout flashings
22. Stains and moisture intrusion from absent kickout flashings
23. Absent kickout flashing and typical wall abutting roof with little or no room for later roof repairs

I am of the opinion due to current Industry Standards, Manufacture Application Specifications and Protocol not being implemented during the construction of this system. The potential for the system to perform as an exterior moisture management barrier is lessened and shall require a more stringent inspection and maintenance program.

Normal routine maintenance is required for all types of exterior wall systems to ensure moisture intrusion does not occur. Yearly inspection of the EIFS surface lamina, flashings, and sealant details is recommended to identify any deficiencies as they arise and avoid costly repairs. Please contact me to schedule your yearly inspections.

Special Comments and Miscellaneous Page:

- 1) I, as an inspector am a generalist and do not claim to be an expert in any one area or field. I was contracted to provide a written opinion, on specific items and their function at the time of inspection, contained within this report. In this particular case, I may also provide further back up documentation and will sign my name to it. In the event a qualified licensed contractor or expert disagrees with the statements in this report I suggest they provide you with specific written documentation and sign their name to it.
- 2) Have any noted repairs completed by licensed, insured, and bonded professional contractors. All repairs shall strictly adhere to Manufacture Specifications, National, State, Local codes, or the Authority having Jurisdiction.
- 3) Maintain mature plantings a minimum of 3' from the roof, walls, A/C equipment, and all overhead wiring, when present.
- 4) Maintain caulking and sealants at all unlike material abutments at the exterior doors, windows, and any penetrations to the walls and roof. This inexpensive task helps prevent moisture intrusion and saves on costly repairs.
- 5) Numerous appliance(s) and item(s) commonly found in home construction are recalled occasionally. An up-to-date list can be obtained from the CPSC 800-638-2772. Item(s), brand name(s), and model number(s) will be needed for proper identification and notification.
- 6) Due to the age of some properties. Items noted as in need of repair are possible retrofits or upgrades to operating systems or fixtures already in place. Occupant's health, safety, and welfare are paramount!
- 7) Some items not noted on this report were delivered verbally onsite when the client is present.
- 8) The entire report is not, nor is the Inspector named Licensed to perform any Code Inspections pertaining to this specific property. All Code Enforcement questions must be directed to the Authority Having Jurisdiction. Contact the local Building Department for further details.

Safety-Security-Serenity
THANK YOU FOR CHOOSING ADAIR INSPECTION

Serial#: EF75448D
Barry Adair
Certified Electronic Signature