



Inspection Report

Sam Sample

Property Address:

123 Main Street

Anywhere IL



Dunsing Inspections

Jamie Dunsing

IL license #450.0000452

WI license #127-106



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Date: 11/21/2010	Time: 03:00 PM	Report ID: EIFS Sample
Property: 123 Main Street Anywhere IL	Customer: Sam Sample	Real Estate Professional:

This inspection was done on 2 separate days. The first day was interrupted by rain.

Introduction

The system was inspected both visually as well as with moisture meters. The purpose of the inspection was to find elevated moisture readings as well as improper installation of the EIFS. This is not an all-encompassing assessment of every area of the system. That is, we may identify common defect rather than every instance of every defect.

If areas of "soft" substrate were noted, we recommend removal of the system to determine the extent of the damage. In areas where elevated moisture readings were found, but substrate was firm, surface repairs (typically sealing) may be acceptable to prevent further moisture infiltration and damage to occur.

Moisture readings of less than 19% are generally considered to be at ambient levels and are not likely to be of long term concern. Moisture reading between 20% and 30% are elevated readings and an investigation should be conducted to determine the source of moisture penetration and this source be properly sealed. These areas will likely dry out after the moisture penetration has stopped. Moisture readings >30% are considered saturated and will not generally dry out unless opened up and exposed to external drying conditions. The source of moisture penetration into these areas must be determined and corrected and the affected areas opened up to determine the extent of underlying damage. Once the damage areas are repaired, the siding materials can be replaced and properly finished.

Background

You should be aware that barrier EIFS have come under significant scrutiny. Specifically, there is has been a great deal of discussion about whether or not barrier systems can adequately dry out to prevent future damage. There are many people in the industry that feel that since the system does not take into account the possibility of moisture entry, that barrier EIFS are inherently flawed. They further feel that repairs to an existing barrier system are not worthwhile. In these cases, the recommended method to remediate a moisture problem is to install some sort of a water managed, or drainage system in case moisture enters behind the wall cladding in the future. This may entail wholesale removal of the barrier system below the windows, doors, decks, kickout flashings and other affected areas to provide for installation of a drainage system. As we have found some moisture problems that require attention, this may be the most cautious way to proceed at the areas with elevated moisture readings. This is obviously an expensive solution to the problems on this home. Below is a less expensive solution to the problem.

It is recommended that the areas at which deficiencies were found, be repaired in accordance with the specific details which are included as a part of this report. Please review both the manufacturer's drawings (if available), as well as the various supplemental information accompanying this report. These drawings show how various areas should be constructed. Some areas may simply require installation of proper sealant (including backer rod or bond breaker), while other areas (particularly those noted with moisture readings over 30%, or where soft insulation board and/or soft substrate was noted) will probably require removal of the wall cladding. You can expect repair costs to vary widely.

Repairs

There are no 'exact' industry level standards for EIFS repairs as yet. The above suggestions are based on our experience with the systems and emerging repair practices. Dunsing Inspections makes no warranty whatsoever for the suggested repair methods. We recognize that there may be more than one way to effectively correct the reported problems. Repair contractors should specify their proposed methods and any applicable warranty.

Third party use of this report

This report should not be used as a bid document or work order. It is an overview of the system as opposed to an exhaustive moisture test of every area of the EIFS cladding. If you choose to have repair work performed by a contractor, we recommend that you have the contractor review the system for deficiencies in person.

If you choose to provide this report to a contractor for bid purposes, you agree to hold us harmless for any liability that results from others relying on this report.

Submitted By [James Dunsing](#)

EDI#- IL12

IL Licensed Home Inspector #450.0000452

WI Licensed Home Inspector #257-106

ASHI Member #11158

TYPE OF CLADDING:
EIFS only

SYSTEM MANUFACTURER:
Senergy

MESH COLOR:
White

AGE OF SYSTEM:
7-12 Years

UNDERLYING SUBSTRATE:
Plywood

WEATHER:
Fair, rain within 24 hours

TEMPERATURE:
60-70 on 1st day, 30-40 F on 2nd day

WINDOW INFORMATION:
Wood

1. General Summary



The items below are looked at individually. They are comment about in general in this summary. Review the photos of individual elevations of the building for specific instances of these items.

		OK	NOK	NA
1.0	Moisture		X	
1.1	Sealants (Caulking)		X	
1.2	Caulk Around Window Frame	X		
1.3	Caulk at Window Frame/Miter	X		
1.4	Caulk Around Door Frames	X		
1.5	Caulk at Door Miters/Threshold	X		
1.6	Caulk around other wall penetrations	X		
1.7	Soffit and Fascia	X		
1.8	Kickout Flashings	X		
1.9	Deck Flashings		X	
1.10	Other Attachments	X		
1.11	Porch and Stoop Terminations		X	
1.12	Chimney Top and Flashings	X		
1.13	Window Head Flashings	X		
1.14	Window Pan Flashings		X	
1.15	Door Head Flashings		X	
1.16	Lights	X		
1.17	Flat Accents			X
1.18	Utility Penetrations	X		
1.19	Stucco Terminated Above Grade	X		
1.20	Downspout Fasteners Sealed	X		
1.21	Cracks		X	
1.22	Horizontal Control Joint	X		
1.23	Damage		X	
1.24	Delamination of Surface			X
1.25	Pest Infiltration		X	
1.26	Slope of grade away from building	X		
1.27	Miscellaneous Items		X	

OK NOK NA

OK=OK, NOK=Not OK, NA=Not Applicable

Comments:



1.0 Elevated moisture readings were found a some areas (19% or over). Repairs are needed there to prevent ongoing moisture penetration. Some soft substrate is noted at the rear wall, deck and side stoop. Removal of the EIFS will be required at these areas.



1.0 Picture 1



1.0 Picture 2

**1.1 Re-seal at rear deck speaker**

1.1 Picture 1

1.3 Window miters are well sealed

1.3 Picture 1

1.8 Kickout flashings are working properly where installed

1.8 Picture 1

**1.9 The deck installation where it is attached to the house is not done properly. Decks are a very vulnerable area for moisture entry. There is a special flashing configuration that is required for this area. See the addendum detail for a look at how the system should have been installed. It appears that there has been a**

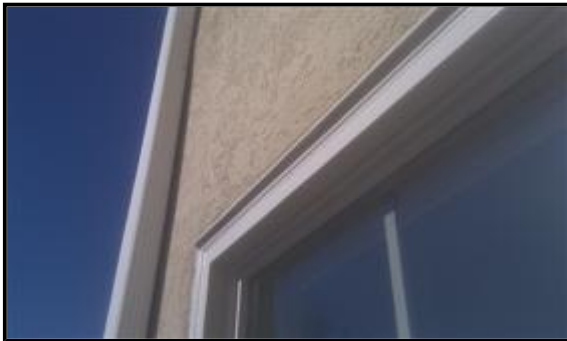
wood trim added at the wall/deck joint. We were unable to take any moisture readings below the deck. However, we did find ant and moisture problems at one area below the sliding door area. Repair is recommended to prevent ongoing moisture penetration there. This may involve removal of some deck boards so that a proper flashing can be installed.



1.9 Picture 1

 **1.11** The side porch at the laundry area is allowing water penetration into the home. There is some soft and rotted wood (and wet) in the basement at this area. Ants have been entering the home at this area. Repairs are needed to prevent further moisture penetration and damage. This should include the installation of a proper flashing at the wall and stoop area.

1.13 Window head flashings are properly installed



1.13 Picture 1

 **1.14** Window pan flashings are not installed. These would be considered optional at this point. Adding this type of flashing would require removal of the windows, which is impractical. If window replacements are done, then pan flashings should be installed.

 **1.15** A flashing is missing above the doors. These flashings should have been installed to shed water away from doors or windows. See addenda #2 for more information.

1.18 Utilities are sealed properly



1.18 Picture 1

1.20 Downspouts are sealed properly



1.20 Picture 1

 **1.21** There were some cracks found in the system in a few areas - more may be present). This system does not have the required expansion joints designed to help minimize cracking. We suggest that the stucco is monitored and if additional cracking occurs then proper expansion joints should be installed vertically at all window corners and where needed to reduce stucco surfaces to less than 144 sq ft.

 **1.23** There were small areas noted of impact damage. These areas should be properly repaired following EIFS manufacturer's instructions.



1.23 Picture 1

 **1.25** Ants were noted at several areas inside the home. This indicates the potential of an ant infestation. Have a pest control contractor review and treat as necessary.

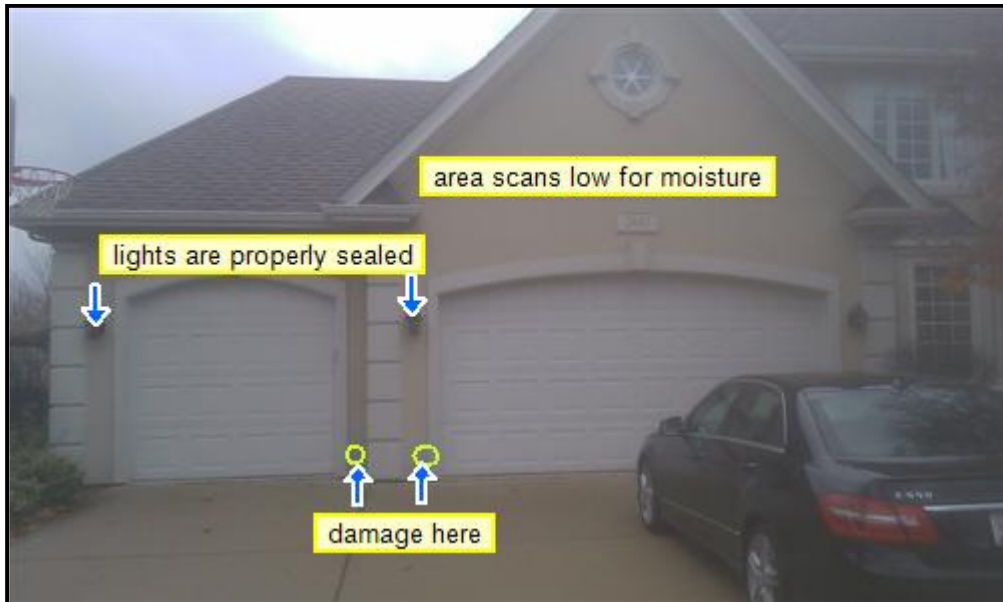
 **1.27** Mildew and algae growth were noted at some areas. This can be cleaned off as described in the maintenance portion of this report.



1.27 Picture 1

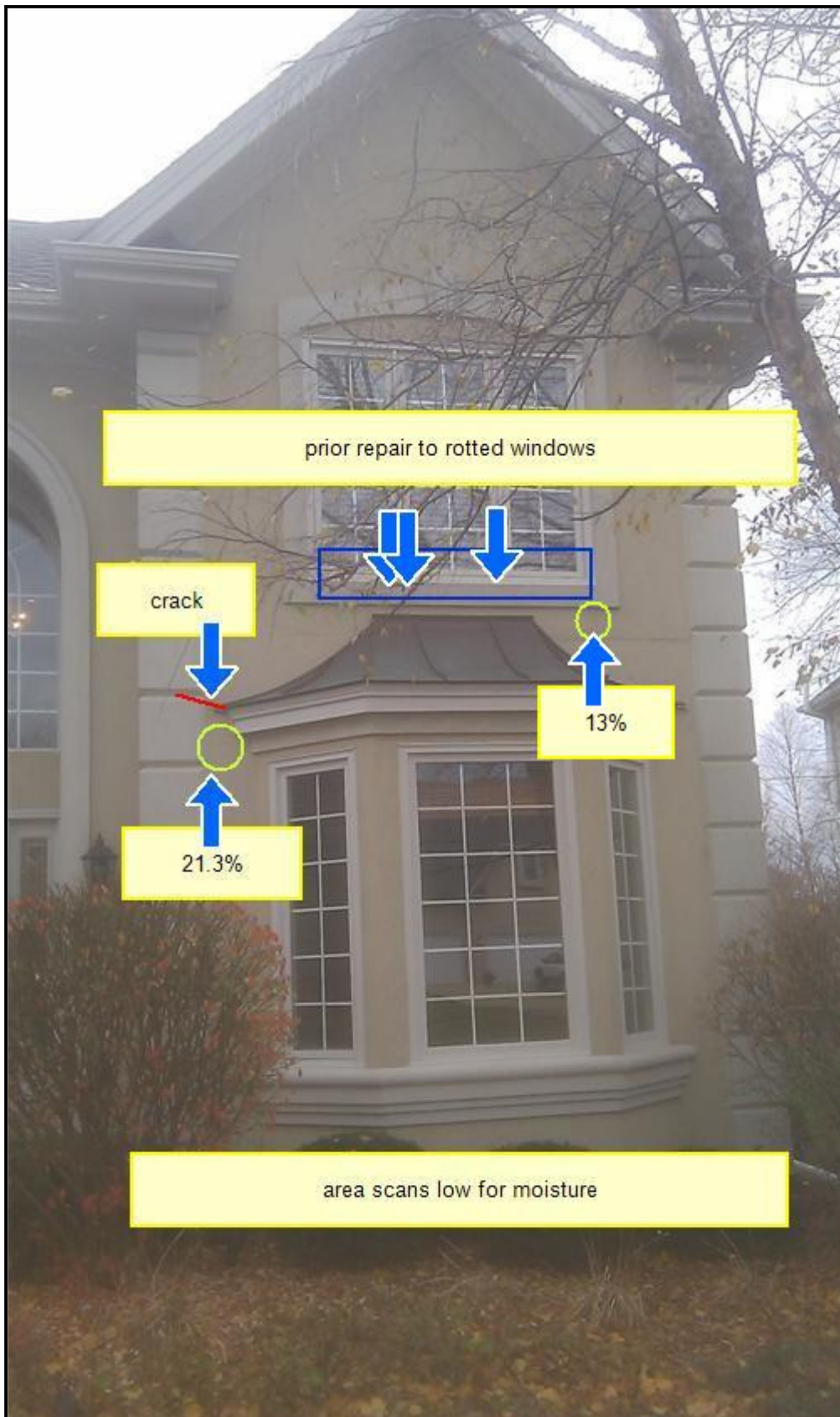
2(A). Front

The photo below shows moisture readings. Any photos further down in this section show specific areas of concern. Note that these areas may be common defects at other areas of the building, not simply this location only.









OK NOK NA**OK NOK NA**

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2(B). Right

The photo below shows moisture readings. Any photos further down in this section show specific areas of concern. Note that these areas may be common defects at other areas of the building, not simply this location only.



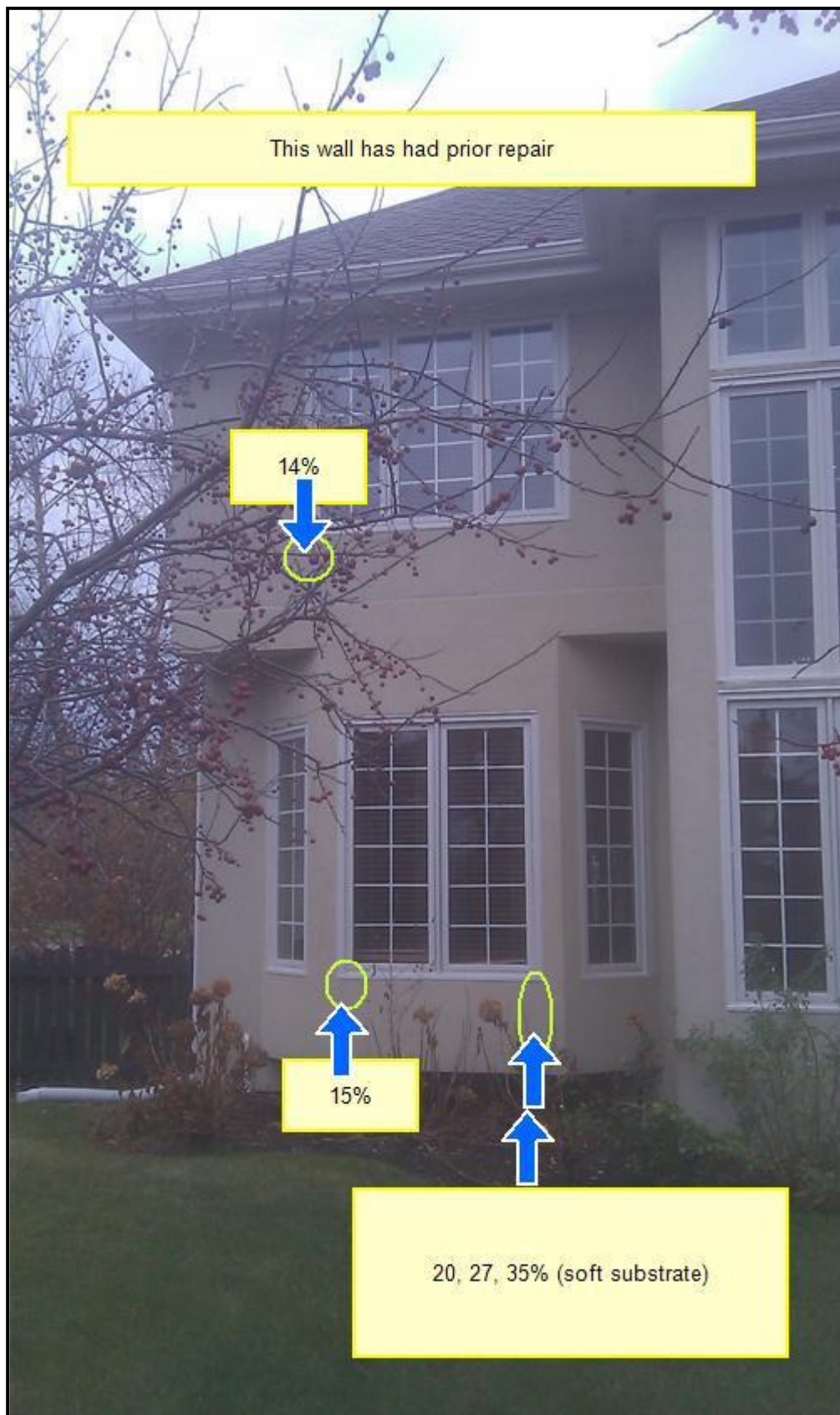
OK NOK NA**OK NOK NA**

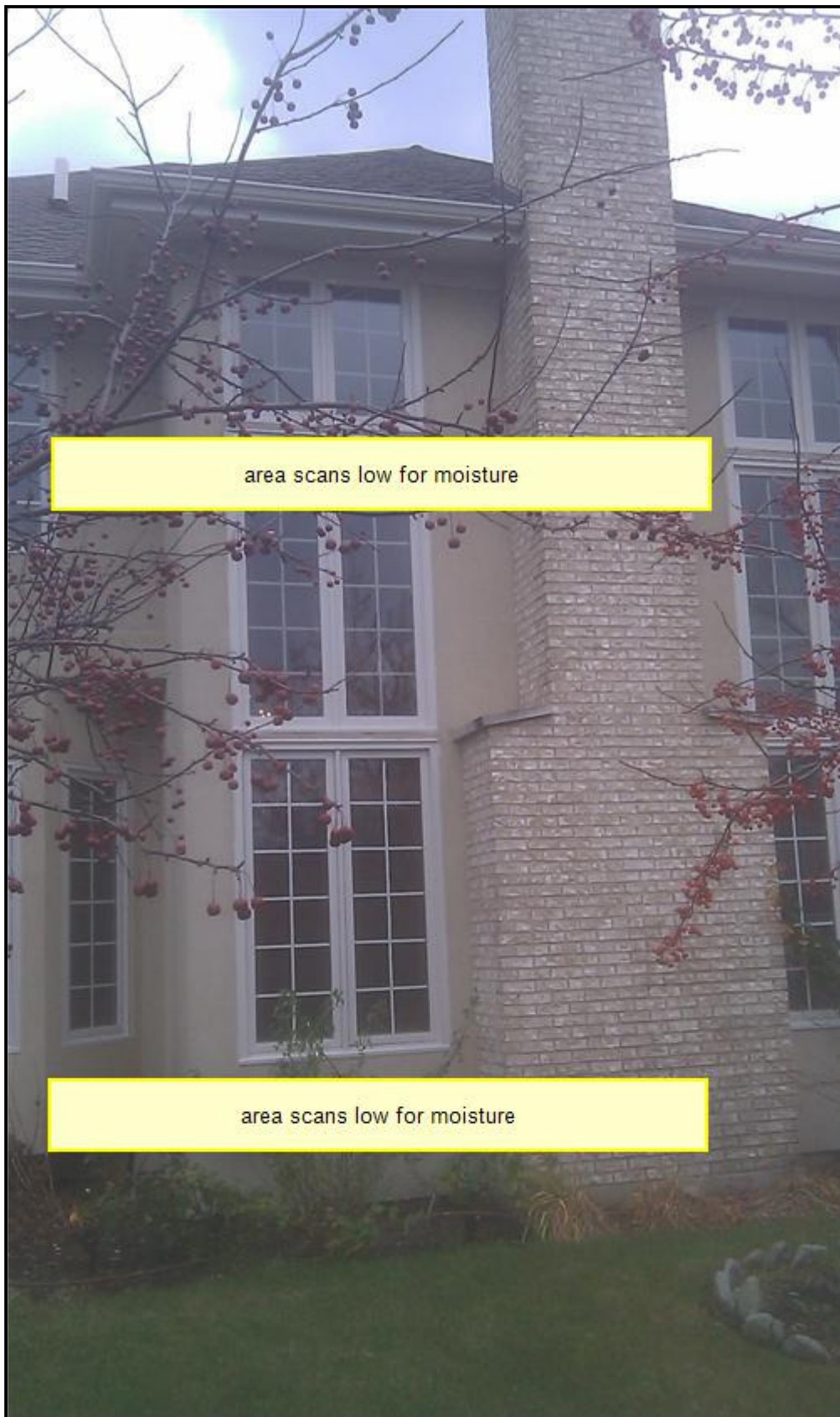
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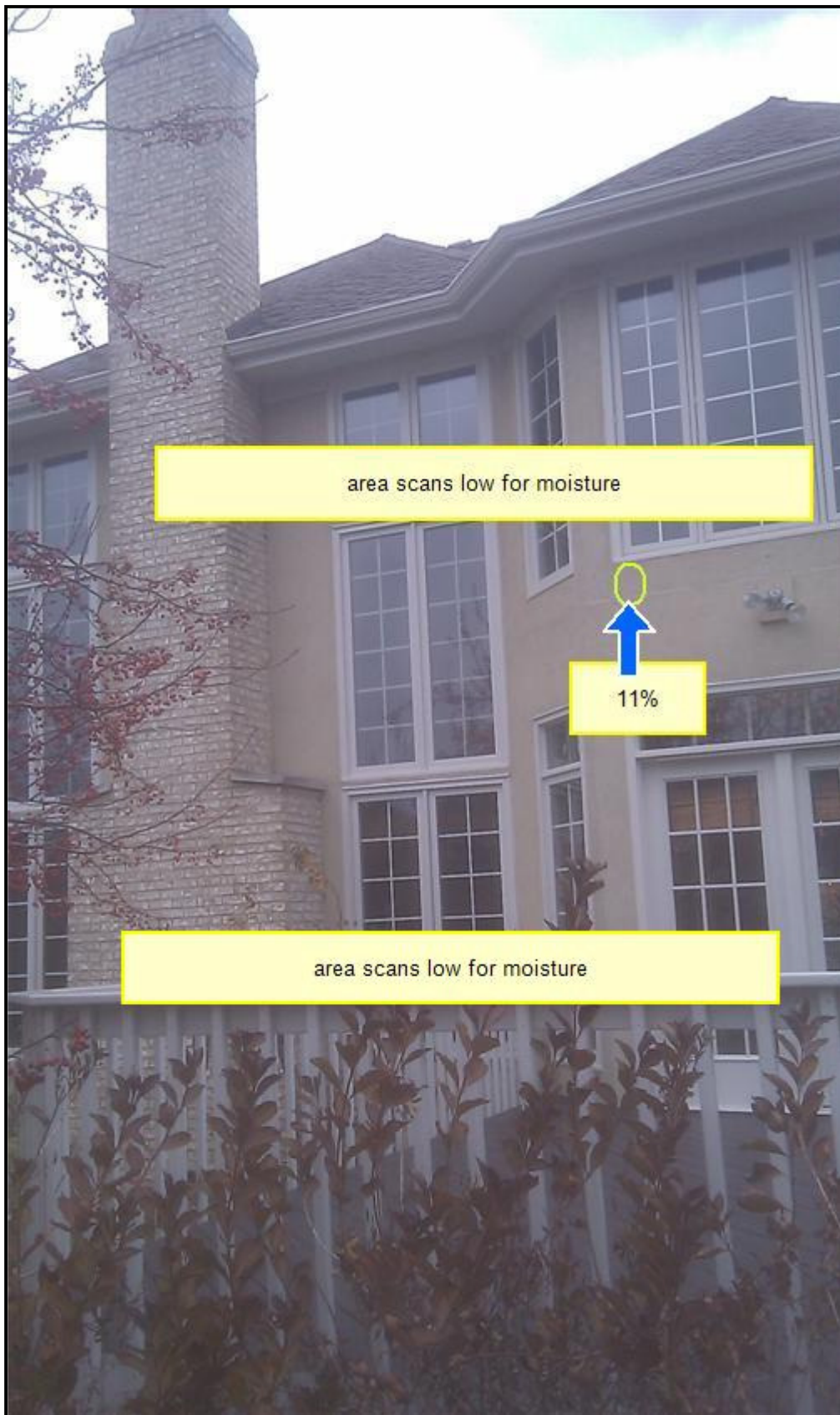
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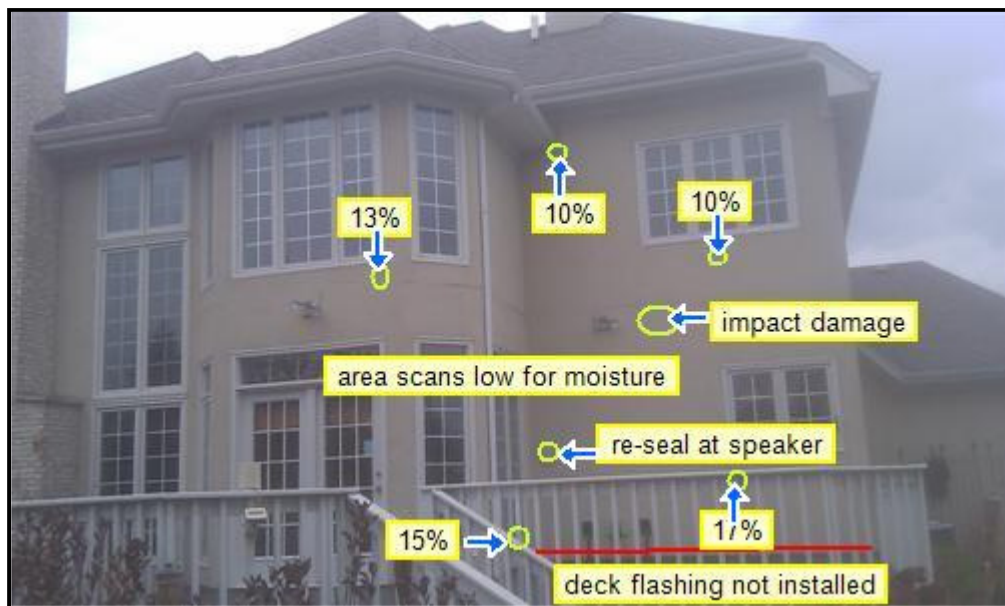
2(C). Rear

The photo below shows moisture readings. Any photos further down in this section show specific areas of concern. Note that these areas may be common defects at other areas of the building, not simply this location only.









OK NOK NA**OK NOK NA**

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2(D). Left

The photo below shows moisture readings. Any photos further down in this section show specific areas of concern. Note that these areas may be common defects at other areas of the building, not simply this location only.





OK NOK NA**OK NOK NA**

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The system was inspected both visually as well as with moisture meters. The purpose of the inspection was to find elevated moisture readings as well as improper installation of the EIFS. This is not an all-encompassing assessment of every area of the system. That is, we may identify common defect rather than every instance of every defect.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Addenda 1-10 plus maintenance items](#)

Information about your inspector

Jamie Dunsing is the second generation of home inspectors with Dunsing Inspections. He is a graduate of Purdue University in West LaFayette, Indiana with a degree in Building Construction Technology and is a member-in-good-standing of the American Society of Home Inspectors®. Mr. Dunsing has been a full-time professional home inspector since 1988 and has completed over 7,000 home inspections.

His résumé includes:

- Illinois Licensed Home Inspector # 450.0000452
- Wisconsin Licensed Home Inspector # 257-106
- Illinois Licensed Structural Pest Control Operator # 052-063989
- Licensed Radon Technician RNIT2004227
- EDI® member #IL-12
- ASHI® member since 1990

industry Accomplishments

- Former Illinois Market Executive for the country's largest employee based home inspection company.
- ASHI® Board of Directors 2002-2005
- ASHI® Great Lakes Chapter Education Committee Chairman 1998-99, 2006-07
- ASHI® - Northern Illinois Chapter member - 2001 through present.
- National Committee chairman for the ASHI Facilities Committee 1998-2001.
- ASHI®-Great Lakes Chapter member - 1989 through present.
- ASHI®- Great Lakes Chapter Public Relations Committee Chairman - 2000-2001.
- ASHI®- Great Lakes Chapter Council of Representatives (COR) 2000-2001.
- ASHI®- National CEPP (Complaints Committee) Special Appeal Hearing Panelist 2000-01
- Guest Speaker at Great Lakes Chapter - ASHI® conferences 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2006
- Experience in expert witness as it relates to construction related subjects and moisture intrusion 1995 through present
- Experience in moisture intrusion investigation 1989 through present
- Certified inspector by the Exterior Design Institute (EDI). EDI is the leading certifying agency for inspectors of EIF systems.
- Attends quarterly ASHI® sponsored 3-day seminars pertaining to specialized home inspection training.
- Contributor to ASHI Reporter, and ASHI-GLC Laker trade magazines.
- Designated ASHI®-Great Lakes Chapter "Master Inspector" in 1992.