Torre Inspection Service
Propery Inspection Report

12345 Me Ave, Some Where, NY 12345
Inspection prepared for: IR EIFS
Date of Inspection: 1/25/2012 Time: 9:00 am
Weather: Clear Outside Temperature 40 Degrre's

Inspector: Frank A. Torre
NYS Lic # 16000059014 / EIFS Inspector Level-1 NY-31 / Thermographer Level-1 No. 8212 / NYS DEC T1876354
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Torre Inspection Service

Report Summary

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. To check the condition of the property, using this report as a guide.**

Thank you for this opportunity to provide you with this EIFS inspection report. I hope you find the information that is included in this report to be useful and helpful when planning for the maintenance of your home.
Please understand that some of the data that this report provides is more or less a "snapshot" in time, and is a reflection of the conditions that existed on the day of the inspection. As the temperature, pressures and humidity changes, so will the conditions within the system.
If you have any questions regarding the inspection, report, or any remedial steps to be taken, please feel free to contact either me at any time.
The best advice I can offer is that any work done to your system be by certified EIFS applicators.
Once again, thank you for your patronage.

Sincerely,
Frank Torre

Front Elevation		
Page 5 Item: 1	EIFS	• The substrate resistance tester(SRT) measure less then 5 pounds of resistance when popping through the wood substrate on a small area in the front elevation.
Roof		
Page 22 Item: 3	Flashing	• No kick-out flashings were installed where walls extended past roof edges. This may allow moisture intrusion of the exterior wall covering. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. Roof termination clearance and diverter flashing or kick out flashing. Recommend a licensed roofing contractor repair or install all missing diverter flashing and then have then have a certified EIFS contractor repair the EIFS around the new diverter flashing to prevent future water damage.

Home Type

1. House Type

Materials:
• Detached, single family home. EIFS Report
1. Scope of Inspection
• As per client's request, Inspection type was Invasive and visual inspection of the subject property was performed to identify the following:
• Type of system.
• Damage to the system.
• Moisture analysis.
2. Limitations
• This type of system consists of many details which cannot be observed without the removal of portions of the system. My observations and conclusions are based upon conditions found at this site and my experience with conditions similar to those found at this site.
• Portions of this report may be based upon a representative number of samplings.
3. Site Description
• The subject property is a two story and basement residential structure.
• Approximately 100% of the all four elevations are clad with a polymer based EIFS (less foundation, doors, windows, roof).
4. System
• This house has a The "Barrier" system EIFS installations is dependant upon all points of possible water/moisture entry into and/or behind the EIFS cladding being sealed, thus preventing water/moisture intrusion.
5. Substrate
• The substrate is the material that the insulation boards are attached to. The substrate could be wood, a fiberglass enhanced gypsum product, or concrete and/or cement masonry blocks.
• As this is a finished installation, the substrate is not visible for inspection.
6. Moisture Barrier
• A moisture barrier is a material that acts to prevent moisture from penetrating into the structure. A moisture barrier can be a building wrap, "tar paper, or a liquid applied compound.
7. Fasteners/Adhesion
• To anchor the system to a masonry substrate, adhesives are most often used. Mechanical fasteners are used when attaching the system to a wooden structure, a structure that is covered with a moisture barrier that prevents adhesion, or when the substrate type or condition prevents adhesion or the adhesion is in question. Attachments are designed to resist wind load, gravity and the effects of thermal movement.
• This system has been mechanically fastened to the substrate with the use of screw fasteners.
• As this is a finished installation, the fasteners were not visible for inspection.
8. Insulation Board
• Insulation Boards (EPS - Expanded Poly Styrene)are the building blocks of an EIFS system. Besides allowing a low cost creative architectural dream, it is also one of the most energy efficient products available. EIFS creates an envelope of exterior insulation that reduces thermal bridging and allows for expansion and contraction while maintaining the integrity of the finish.

Occupancy

1. Occupancy

Materials: The utilities were on at the time of inspection.

Front Elevation

1. EIFS

Observations:
• The EIFS is in contact with concrete the system should be at least 2 inches about grade. Water can wick its way into the siding material. This will result in deterioration of the siding material.
• Small part of the wall had front elevated moisture levels, and the wood substrated has been damage by moisture needs to be replaced.
• Tramex wet wall detector reading 100%
• GE Surveymaster moisture meter probe reading between 25.6% moisture.
• The Inspector recommends to apply AllGuard Silicone Elastomeric Coating or a another Masonry Water proofing sealant to this exterior masonry wall to protect it from moisture entering and help make it watertight.
• Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.
• The substrate resistance tester(SRT) measure less then 5 pounds of resistance when popping through the wood substrate on a small area in the front elevation.

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The EIFS is in contact with concrete the system should be at least 2 inches about grade. Water can wick its way into the siding material. This will result in deterioration of the siding material.

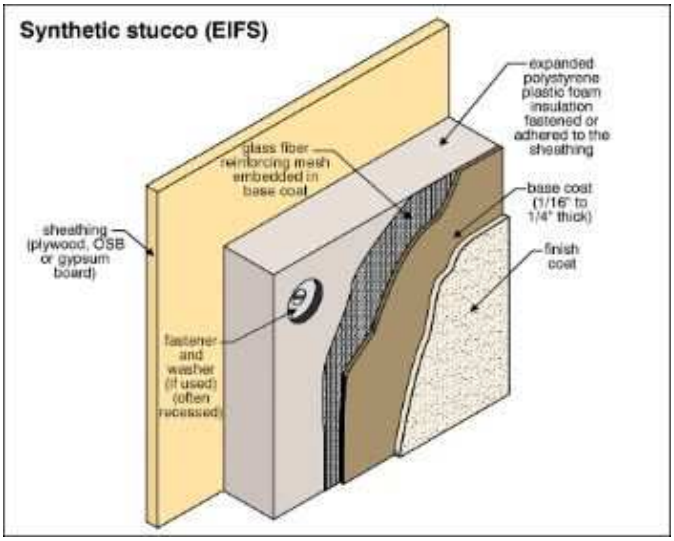
Baseline moisture level from the moisture probe test in dry area was between 7.5% to 9.2% moisture.

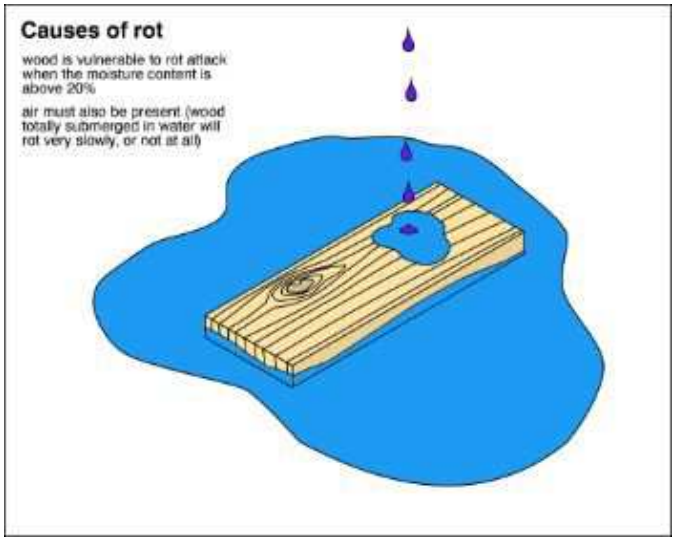
Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.

Tramex wet wall detector reading 100%

GE Surveymaster moisture meter probe reading between 25.6% moisture.

The substrate resistance tester(SRT) measure less then 5 pounds of resistance when popping through the wood substrate on a small area in the front elevation.





2. Window Condition

Observations:
• Sealant-dependant (visible sealant cracking) At the time of the inspection, the window exteriors were dependant upon sealant to help prevent moisture intrusion of the wall assembly. Some separation and/or cracking of the installed sealant was visible at the time of the inspection. Areas around exterior windows openings should be examined annually and an appropriate sealant reapplied as necessary.

Left Elevation

1. EIFS

Observations:
• Although the External Insulated Finish System (EIFS) was improperly installed, the system appears to be in acceptable condition, with the exception of the following areas. At a minimum, we recommend having a licensed EIFS contractor make the repairs as noted in each of the following:
1) Below grade terminations of EIFS it should always terminated above grade a minimum of 8 inches of clearance. The terminating below grade can allow moisture to wick up behind the system. This also creates conditions conducive to termites and carpenter ant infestations.
• Tramex wet wall detector reading 100%
• GE Surveymaster moisture meter probe reading between 10.5% moisture.
• Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.

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Rear Elevation

1. EIFS

Observations:
• I suggest that all of the windows / doors and all penetrations through the EIFS be professionally resealed using a quality sealant such as 'Dow Corning' and that adequate sealant be used to give long lasting protection. The 'miter' joint of the window casings track along with casing to casing joints and mullion joints of double window units and all elements of the fixed units should to be wet glazed. We also suggest that all penetrations through the window sills be sealed. Any cracks through the bands should also be sealed.
• The EIFS is in contact with concrete the system should be at least 2 inches about grade. Water can wick its way into the siding material. This will result in deterioration of the siding material.
• The Inspector recommends to apply AllGuard Silicone Elastomeric Coating or a another Masonry Water proofing sealant to this exterior masonry wall to protect it from moisture entering and help make it watertight.
• EIFS: Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS) which requires repairing all small cracks in the wall system to prevent water entry.
If the cracks are not repaired, this condition can lead to moisture intrusion behind EIFS can cause extensive damage with little or no visual evidence without removal of wall materials. The inspector recommends have a certified EIFS contractor repair the cracks in the EIFS.
• Tramex wet wall detector reading 100%
• GE Surveymaster moisture meter probe reading between 29.1% to 39.7% moisture
• Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.

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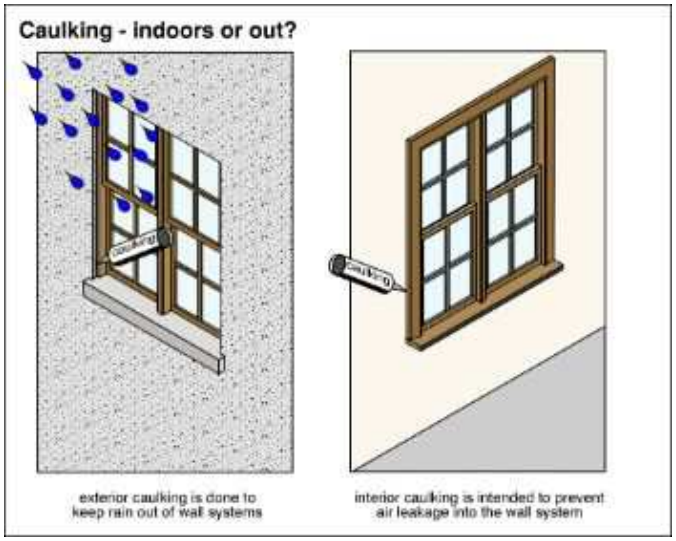

Right Elevation

1. EIFS

Observations:
• EIFS
Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS) which requires repairing all small cracks in the wall system to prevent water entry. If the cracks are not repaired, this condition can lead to moisture intrusion behind EIFS can cause extensive damage with little or no visual evidence without removal of wall materials. The inspector recommends have a certified EIFS contractor repair the cracks in the EIFS.
• Although the External Insulated Finish System (EIFS) was improperly installed, the system appears to be in acceptable condition, with the exception of the following areas. At a minimum, we recommend having a licensed EIFS contractor make the repairs as noted in each of the following: 1) Below grade terminations of EIFS it should always terminated above grade a minimum of 6 to 8 inches of clearance. The terminating below grade can allow moisture to wick up behind the system. This also creates conditions conducive to termites and carpenter ant infestations.
• Tramex wet wall detector reading 100%
• GE Surveymaster moisture meter probe reading between 20.5% moisture.
• Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.

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Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS) which requires repairing all small cracks in the wall system to prevent water entry.

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GE Surveymaster moisture meter probe reading between 20.5% moisture.

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Grounds

1. Grading

Observations:
• Grading Slopes away from structure.
• Wood behind the garage should be removed because it is a conducive conditions for termites.

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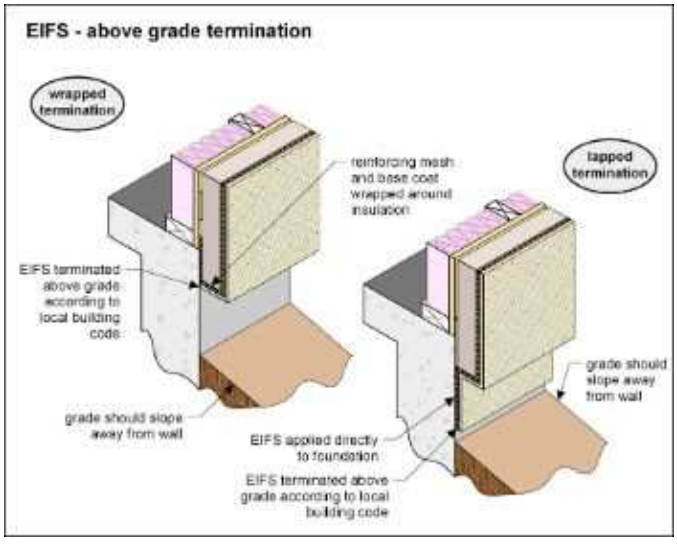

Garage

1. Gutter

Observations:
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts which routed run-off away from the garage foundation.
• The inspector recommends installing Gutter Stuff Pro in all the house gutters to prevent debris from the trees blocking up the gutters and downspouts.
• Debris visible in the gutters at the time of the inspection should be removed to allow proper water drainage.

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2. EIFS

Observations:
• The External Insulated Finish System is too Low to ground, clearance from grade to the lower portions of siding appeared to be the result of inadequate clearance from grade. The standard recommended minimum clearance from grade is 6 to 8 inches.

• The Exterior Insulation and Finish Systems (EIFS) covering exterior walls of the garage has holes in system that needs to be repair to prevent water entry. These repairs to the EIFS wall system as soon as possible to prevent damage to the wood substrate.

• Tramex wet wall detector reading 80%.
• Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.
• GE Surveymaster moisture meter probe reading between 10.3% moisture.

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GE Surveymaster moisture meter probe reading between 10.3% moisture.

Tramex wet wall detector reading 80%.

Tests with the Structure Resistance Tester (SRT) was 48 pounds of resistance without any penetration into the wood.

3. Roof Condition

Materials:
• Detached structure
Materials: Asphalt shingles: The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.
Observations:
• At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful life. The Inspector recommends that you consult with a qualified roofing contractor to discuss options and costs for replacement.

Roof

1. Roof Condition

Materials:
• Main structure
Materials:
• Rolled roofing: The roof was covered with rolled roofing. Rolled roofing is composed of heavy felt paper overlaid with fiberglass onto one side of which, granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/fiberglass backing if it were left unprotected. Rolled roofing comes in rolls approximately 3 feet tall and is unrolled onto the roof in overlapping courses. The amount of overlap depends upon the degree of roof slope. Roofs having less slope need greater amounts of overlap. U.S. National Roofing Contactor's Association considers mineral surface roll roofing steep roofing material. Asphalt roll roofing materials may be applied: On 4/12 slopes or more, if applied parallel to the rake using the exposed nail method. On 3/12 slopes or more, if applied parallel to the rake using the concealed-nail method. On 6/12 slopes or more, if applied parallel to the downslope roof edge or eaves, using the exposed nail method. On 2/12 slopes or more, if applied parallel to the downslope roof edge or eaves, using the concealed-nail method.
• Asphalt shingles: The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.
Observations:
• The Inspector evaluated the roof from a ladder and/or from the ground.
• At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful life. The Inspector recommends that you consult with a qualified roofing contractor to discuss options and costs for replacement.

• Flat roofs are designed to be waterproof, not just water resistant, and to last approximately 10 years. They are not actually flat, but generally slope toward drains. However, water can form puddles on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up
costing more if they are not maintained.
• Inspector recommends painting and sealing the roof with white or silver roof paint yearly to protect it from the sun and weather.

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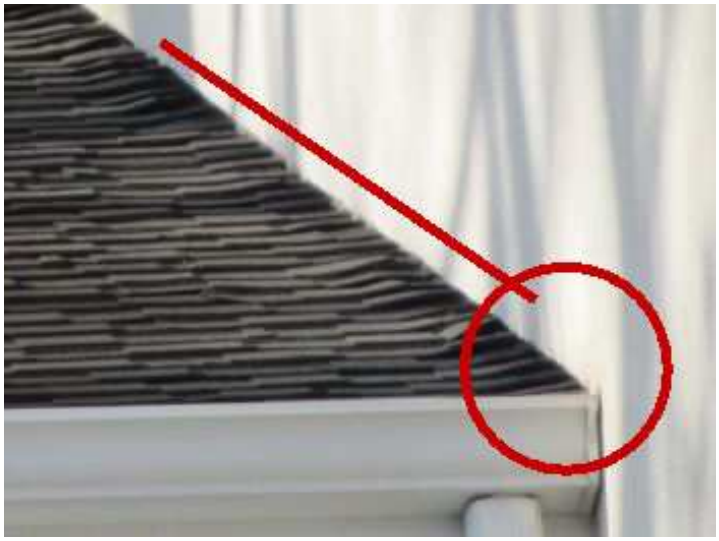
2. Chimney

Observations:
• Common deterioration and some minor cracks were found at the upper part of the chimney. Needs some minor repairs on the crown.
• The portions of the flue that are readily visible to me appear to be in acceptable condition. We do not
dismantle to inspect the interior flue. Annual inspection and cleaning by a certified chimney sweep is
recommended.

3. Flashing

Observations:
• Flashing description. "Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.

• Cap flashing not sealed to EIFS here to prevent wind driven rain from entering the EIFS system.
• No kick-out flashings were installed where walls extended past roof edges. This may allow moisture intrusion of the exterior wall covering. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. Roof termination clearance and diverter flashing or kick out flashing. Recommend a licensed roofing contractor repair or install all missing diverter flashing and then have then have a certified EIFS contractor repair the EIFS around the new diverter flashing to prevent future water damage.



No kick-out or flashings were installed where walls extended past roof edges. This may allow moisture intrusion of the exterior wall covering. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. Roof termination clearance and diverter flashing or kick out flashing. Recommend a licensed roofing contractor repair or install all missing diverter flashing and then have then have a certified EIFS contractor repair the EIFS around the new diverter flashing to prevent future water damage.

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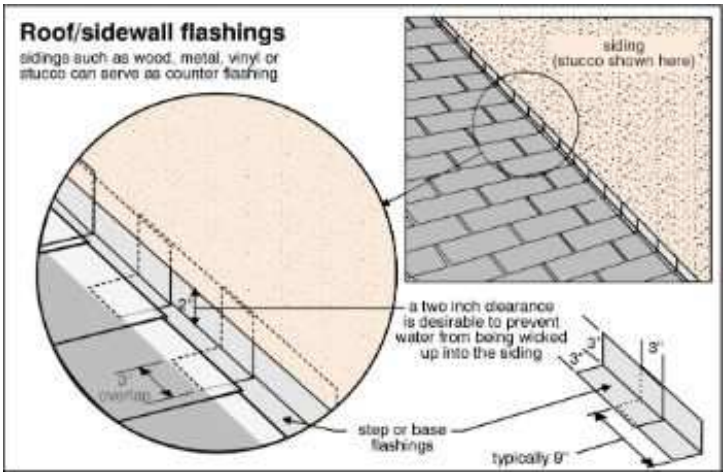

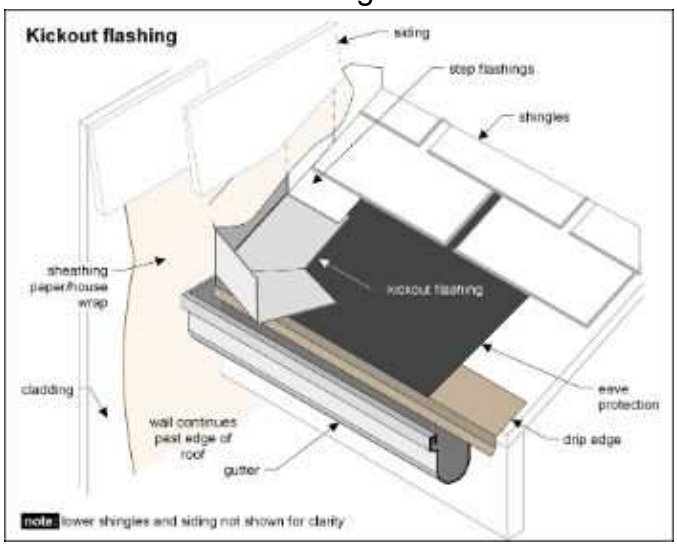

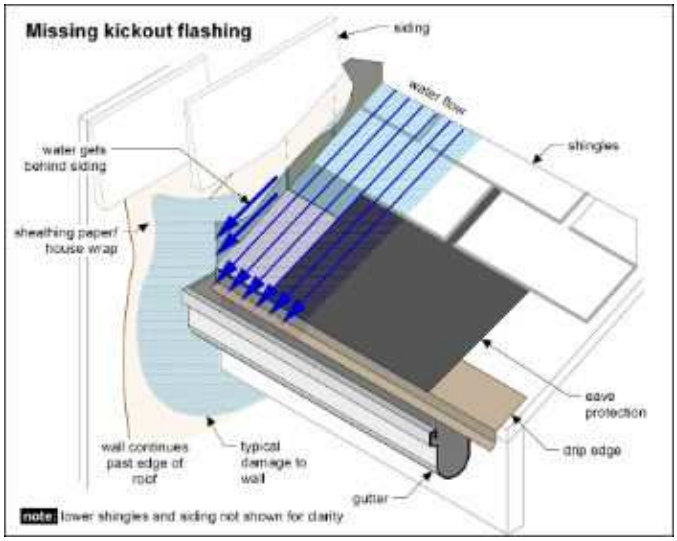

4. Gutter

Observations:
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts which routed run-off away from the home foundation.

5. Attic Condition

Materials:
• Framing Conventional stick framing methods at the roof system are visible from the attic space. No defects observed.
Observations:
• I inspected the attic by entering it. But there is no flooring, and the insulation is covering the joists. I am unable to safely move all around the attic space completely. Inspection restrictions.

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Inside House

1. Ceiling Condition

Materials:
• There are drywall ceilings noted.
Observations:
• Baseline moisture level on dry drywall is 5% moisture.
• There are two areas on the ceiling where cold spots where detected with the thermal infrared camera, check with moisture meter reading were 5% moisture no moisture present in the cold spots on the ceiling.

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Conclusion Narrative

1. Conclusion Narrative

Materials:
• Inspection type, Invasive and visual inspection: Of the E.I.F.S cladding system at 47 Laural Cove Road Oyster Bay, NY 11771. The inspection was performed at the request of the owner to check for any moisture intrusion and the condition of the wood substrate. Weather prior to this inspection was 2 days of sunny temperature between 50 to 32 degree's. The results of this invasive and visual inspection, were they was some moisture intrusion in this home at the time of the inspection. Moisture Analysis: A representative number of moisture probe tests were conducted using GE Surveymaster moisture meter and the Tramex wet wall detector and the substrate resistance tester was also used. Baseline moisture level from the moisture probe test in dry area was between 7.5% to 9.2% moisture. A representative number of probe tests were conducted on all four elevations of this home walls, below windows, and bottom of deck. Their was moisture intrusion at the following locations: front elevation small part of the wall had elevated moisture levels, Tramex wet wall detector reading 100% and the GE Surveymaster moisture meter probe reading between 25.6% moisture, the substrate resistance tester(SRT) measure less then 5 pounds of resistance when popping through the wood substrate. The baseline test with the Structure Resistance Tester (SRT) on a good piece wood was 40 to 48 pounds of resistance without any penetrated into the wood that has not been damage by moisture intrusion. The other locations was the rear elevation the first floor deck a delamination of the EIFS system, all cracks in the EIFS wall system should be repaired and kick out flashing on the roofs needs to be installed. The moisture levels taken around all four elevations with the Tramex wet wall detector reading between 10.0% to 100% and the GE Surveymaster moisture meter probe reading was between 19.2 and 67.5% moisture, results of the substrate resistance tester in all this locations was 48 pounds resistance no moisture damage to the wood substrate where we tested. The inspector recommends a certified EIFS contractor make repairs to this EIFS wall system to prevent further moisture intrusion.
• Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time.