
Alatech Home Inspection Service

License No. HI0007 & EIFS 0667

E-Mail: Alatech@cablone.net

Report Date
October 24, 2005

555 Hidden Oaks Dr.
Anywere, Al 33203

Report Prepared For:
Mr. Home Owner



Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners	Mr. Home Owner	Buyers	
Property Address	555 Hidden Oaks Dr.	Buyers Address	
City, State, ZIP	Anywere, Al 33203	City, State, ZIP	
Phone	401-555-5555	Phone	
FAX		FAX	
Owners Realtor		Buyers Realtor	
Realty Company		Realty Company	
Phone		Phone	
FAX		FAX	
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior Cladding	EIFS	Date of Inspection	10-24-05
System Manufacturer	Undetermined	Inspector	
Mesh Color	White	Present at Inspection	Mr. Home Owner
Underlying Substrate	Undetermined	Temperature / Humidity	82 Degrees 57%
Age of Property		Weather	Sunny
Square Footage		Last Rain	Within past week

Window Data		
Type of Windows	Quantity	Comments
Total Number of Window Units		

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Summary Check List

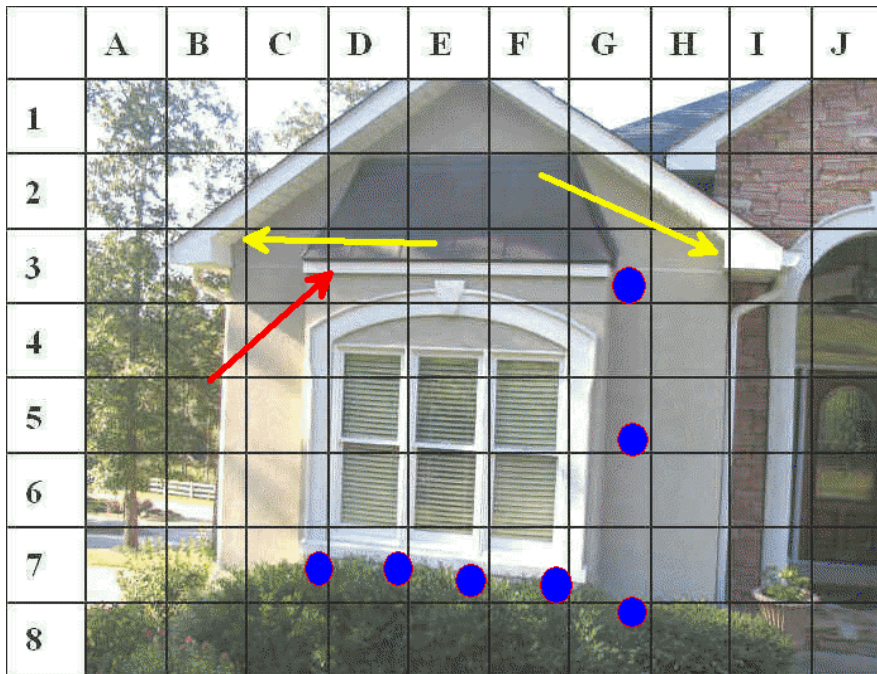
Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame	X			
Caulking At Window Joints / Miters	X			
Caulking Around Door Frame	X			
Caulking At Door Joints / Miters		X		Caulk all door joints or miter joints, including thresholds.
Caulking Around Other Breaches		X		All utility breaches, including hose bibs, light fixtures and vents, need to be caulked or re-caulked.
Flat Accents Caulked or Angled		X		Flat accents and/or quoins (corner accents) need to be caulked.
Soffit, Frieze & Facia Boards Caulked		X		Exposed gaps where stucco meets another material need to be caulked.
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall		X		Elevated moisture detected below kickout(s). Kickout(s) appears to be failing and should be assessed by a qualified waterproofing contractor.
Deck Flashings			X	
Other Attachment Flashings			X	
Porches / Stoop Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing		X		Window head flashing is not installed.
Door Head Flashing		X		Door head flashing is not installed.
Column Flashing			X	
Terminations	Yes	No	N/A	Comments
EIFS Is Terminated Above Grade		X		Foam insulation is in contact with landscaping materials. Rearrange (pull back) mulch or pine needles, etc. to reveal termite band.
EIFS Is Sealed At Bottom	X			

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Summary Check List Cont.....

EIFS Is Terminated At Porches	X			
Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning	X			
Down Spout Fasteners Sealed		X		All downspout fasteners need to be sealed.
Cracks Or Impact Damage	X			Exposed cracks or impact damage need to be sealed or repaired.
Delaminating At Foam / Substrate	X			Delamination is occurring at an area or areas as noted in the report.
Exterior Evidence Of Pest Infestation		X		
Adequate Slope Of Grade Away	X			
Basement Inspection Made	X			
Property Located Near Body of Water If Yes, Describe		X		

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Joint not sealed.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
D 3	Joint			Caulk joint where stucco meets dissimilar material or siding.	2, 4.2
C 7	Windows	9	Firm		
D 7	Windows	9	Firm		
E 7	Windows	7	Firm		
F 7	Windows	10	Firm		
G 3	Kickout	8	Firm		
G 5	Kickout	8	Firm		
G 8	Kickout	14	Firm		
B 3 H 3	Joint			Caulk joint where stucco meets dissimilar material or siding.	2, 4.2

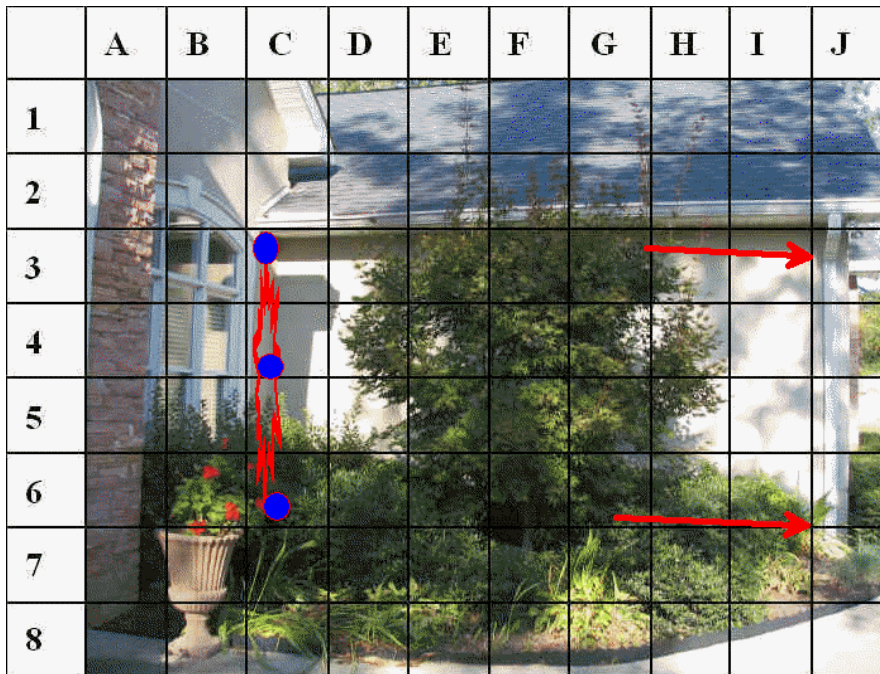
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A close-up photograph of a gutter joint where two sections meet. A blue arrow points to a visible gap or hole in the gutter's sealant or structure. The gutter is installed on a roof with reddish-brown tiles. Debris, including dry leaves, is visible in the gutter below the joint.

[illegible]

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Kickout flashing failing.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
C 3	Kickout	28	Soft	Kickout appears to be failing and needs to be modified or reworked. Elevated moisture found below kickout.	2, 4.3
C 4	Kickout	40	Soft	Elevated moisture reading below kickout.	2, 4.3
C 6	Kickout	23	Soft	Elevated moisture reading below kickout.	2, 4.3
J 3 6	Downspout			Downspout fasteners need to be caulked.	

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Caulk breaches

Caulk or re-caulk any place below the soffit line where stucco meets another material. This may include utility penetrations, light fixtures, vents, downspout fasteners or other types of breaches to the stucco system.

Caulk flat accents

All flat accents and quoins need to be caulked.

Damage/cracks

There are areas indicated in the report where impact damage or exposed cracks were found. These areas should be repaired to help prevent moisture intrusion.

Dead valley

Flashing at the “dead valley” roof/wall intersection(s) noted in this report may need to be improved or extended. Typically dead valley flashing may need to extend 8-12 inches or higher.

Kickouts failing or possibly new

Existing kickouts appear to be failing (elevated moisture found) and need to be modified. If kickouts were recently installed, the affected areas may not have had sufficient time to dry.

Soft substrate

You have an area or areas where the substrate appeared to be soft when probed. These areas may need to be explored further to determine if any damage is present.

Conclusion

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing wood in the area tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the substrate or framing wood.

This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on.

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