

Stucco Core Inspections  
**By Inspector**  
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Houston, TX 77000  
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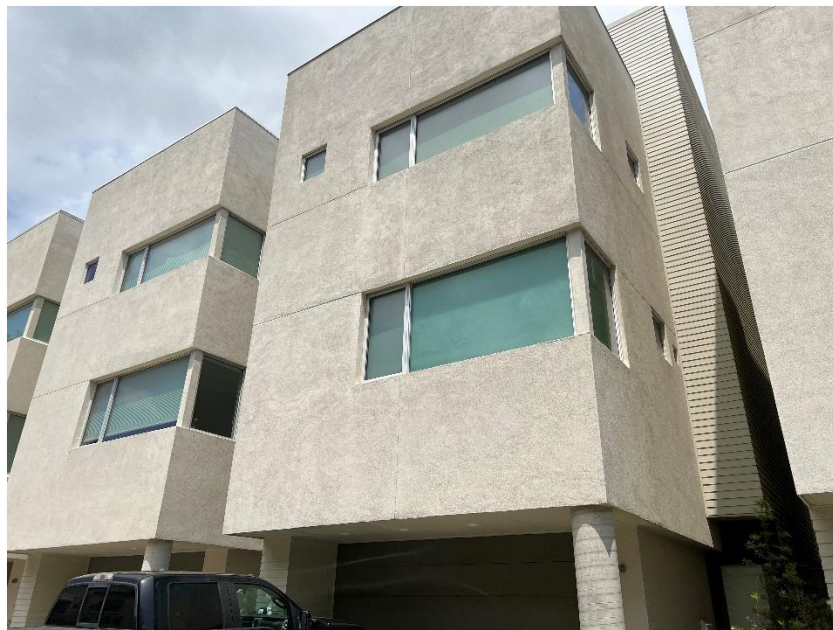
# MOISTURE ASSESSMENT REPORT

Today's Date

Property:

**123 Main St**

**Houston, TX 77001**



Prepared For: **Esteemed Customer**

**Inspection Date: Today's Date**

# Contents

Contents.....	2
Property Information .....	4
Inspection Equipment.....	4
Checklist .....	5
Terms & Conditions.....	6
Purpose .....	6
Scope of Inspection.....	6
Limitations of Liability .....	6
Further Investigation.....	6
Follow-Up Inspections.....	6
TREC Notice.....	6
Close.....	7
FRONT ELEVATION – ELEVATION 1 .....	8
Moisture Levels.....	8
REAR ELEVATION – ELEVATION 2.....	9
Moisture Levels.....	9
TERRACE ELEVATION – ELEVATION 3.....	10
Moisture Levels.....	10
Recommendations for Areas Tested.....	11
Areas with Soft or No Substrate (labeled “Soft” or “None”) .....	11
Areas with FIRM Substrate but HIGH Moisture .....	11
Areas with FIRM Substrate and MED (Medium) Moisture .....	11
Areas with FIRM Substrate and LOW Moisture .....	11
Baseline .....	12
Readings taken in framing, explanation .....	12
Areas Requiring Maintenance or Repair .....	13
Caulking.....	13
Cracking.....	14
Rust repairs at Rear Elevation window .....	14
Cap Flashing needed at flat stucco details.....	14
Drainage Detail.....	15
Diverter flashings .....	16

Further Investigation Recommended ..... 17

Favorable Details (no repairs needed)..... 18

Head flashing at windows ..... 18

Clearance at roof line ..... 18

Clearance at flatwork ..... 18

Balcony drip edge flashings present ..... 19


No damage found on the other side of stucco at attic ..... 19

## Property Information

OWNERS		BUYERS	
Owners		Buyers	
Address	123 Main St	Address	
City, State, Zip	Houston, TX 77001	City, State, Zip	
Phone		Phone	
Email		Email	
Owner's Realtor		Buyer's Realtor	
Realty Company		Realty Company	
Realtor's Phone		Realtor's Phone	
Realtor's Email		Realtor's Email	
PROPERTY		INSPECTION	
Type of Cladding	Stucco, Brick	Date of Inspection	Today's Date
Substrate (if known)	Plywood, Gypsum	In attendance	Inspector
Age of Home	2000 (online)	Temperature	92 C
Age of System, if different		Weather Conditions	Sunny
Stories	3	Last Rain	Yesterday
Type of Windows		Inspector/ Consultant	
Occupied	Yes	License	MAC####
Front faces (N,E,S,W)	<input type="checkbox"/> North <input type="checkbox"/> East <input type="checkbox"/> South <input type="checkbox"/> West		

	Front	Right	Left	Rear	Chimney	Other
Stucco	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Inspection Equipment

Test Equipment	Baseline (Typ.)	Low	Elevated	High
 <b>Delmhorst BD-2100</b>	<i>Approx. 6-7% when testing known dry wood</i>	<b>&lt;10-14.9%</b>	<b>15-19.9%</b>	<b>20-40%</b>

**Limitations:** Moisture meters use the conductance of an electric current to indirectly measure water content through calibration and correction factors. Because this is an indirect measurement, measurements should be used as a guidance toward finding problem areas and not a definitive measure. False positives (high readings) may be obtained when the meter picks up on metal components behind the cladding. High moisture readings do not always indicate an issue with the system nor do low readings guarantee the system is not deficient. The relative readings can be studied as a group to determine (1) areas with low probability of having damage, (2) areas worth investigating further, and (3) areas with high probability of moisture damage.

## Checklist

The following are important components of a stucco system (or components that surround it) that must be checked thoroughly to ensure a great performing system. A few of these are also typical "problem" areas to both build and inspect carefully.

A = Adequate, RM = Repair or Maintenance needed, UD = Unable to determine, NP=Not part of system currently

Component	A	RM	UD	NP	Comments
<b>Caulk/Sealants</b>					Always use polyurethane caulk or equivalent
Window Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caulking present but past its useful life
Window Joints/Miters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door Frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Door Joints/ Miters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Penetrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities, Lighting, Fixtures
Terminations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain caulk at roof/stucco intersections
Flat Accents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain caulk on decorative bands due to flat accent
Soffit, Frieze & Fascia Boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thick enough beads, not cracking
<b>Flashings</b>					
Kickout Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kickout flashing missing
Balcony End Dam Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Diverter flashings not extending out 4"
Balcony Drip Edge Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drip edge flashing present - favorable
Balcony Pan Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be functioning - favorable
Chimney Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chimney Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chimney Cricket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window Head Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be functioning - favorable
Door Pan Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be functioning - favorable
Window Pan Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slightly high moisture at windows, consider repairs
Cap Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Over flat or semi-flat details, parapet walls, not present
<b>Clearances</b>					
Concrete, Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2" clearance recommended - favorable
Soil, Gravel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4" clearance recommended - favorable
Roof Line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2" clearance recommended – present, favorable
Foliage, Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12" separation recommended – favorable
Column Base Concrete Footings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good separation between columns and flatwork
<b>Others</b>					
Control Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Panel area <144 SF, some panels we would consider oversized.
Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appear to be functioning correctly
Sprinklers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Slope/Angled Stucco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At flat details, no slope added
Cracking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimal hairline cracking noted
Impact Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paint, Finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some staining present, due for re-paint
Mildew or Organic growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water staining on areas
Overhang weep reliefs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recommend removal of sealant under overhangs

## Terms & Conditions

### Purpose

The purpose of any stucco home inspection is to borrow the experience and knowledge of a stucco inspection specialist when attempting to determine the condition of a stucco cladding system. The inspector draws upon field experience and classroom knowledge to note any problematic system components in need of attention.

The inspector also attempts to pick appropriate areas to conduct moisture reading analysis. While many times these are random, your inspector and/or inspection company will usually pick spots that have certain details or configurations that have shown to be problematic in past occasions. This is in an effort to find areas with possible problems or damages.

An inspection report is not required to provide a scope of work for remedial repairs.

### Scope of Inspection

1. Visual inspection of stucco components including finishes, paints, sealants, joints, casing beads, corners, weep screeds, parapet walls, overhangs
2. Visual inspection of components that **interact** with the stucco such as: windows, doors, roof intersections, dissimilar cladding intersections (i.e. brick, siding), flashings, gutters, utility penetrations, decks, paving, landscaping
3. Conduct random core drilling of stucco to carry out moisture content measurements and note condition of substrate (firm, semi-firm, semi-soft, soft, none). While this is a random process, your inspector will usually attempt to choose areas with configurations known to be difficult to waterproof.
4. Scope is limited to areas safely reachable with a 26' ladder in its safest configuration.
5. Documentation and delivery of a report of observations and readings with listing of problem areas or high moisture areas.
6. Recommendations for mitigating typical water intrusion issues in stucco homes.

### Limitations of Liability

***We make no guarantee express or implied that our limited observations, core drills and moisture content readings can provide any evidence that installation or moisture problems do exist or do not exist.*** Stucco Core Inspections, its employees and assigns shall not be liable for non-visual defects, unseen defects, unspecified defects, hidden or visible damages and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify SCI from any liabilities that may result.

### Further Investigation

The industry standard is to rely on moisture readings as an relative indication of water presence between different test areas and not an absolute measure even when the readings are at the extremes.

*To determine the full extent of water damage, one must usually investigate further via core testing and opening of the cladding system.* Upon verifying the extent of damage, repairs can be made to remediate damage. One can also consider making modifications to the current system to attempt to prevent further damages in the future. Sometimes these also are part of new, updated building codes.

### Follow-Up Inspections

To assess the effectiveness of repairs and modifications we recommend a follow-up inspection within 3 months after repairs have been completed. Regular stucco inspections should also be scheduled to ensure your stucco system remains dry. The interval for such inspections is recommended to be every 12 months.

Between inspections, we recommend that *stucco homeowners visually inspect* for obvious cracking, sealant failures and other possible visible damages. Regular maintenance, inspection and testing of the structure on a regular basis is the only known way to prevent costly repairs associated with moisture damage.

Annual inspections and maintenance documentation can also serve as a valuable selling point for any stucco home.

### TREC Notice

This report was prepared for our client named on the cover page of this report in accordance with the client's requirements. This report addresses the stucco cladding system only and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission "TREC" promulgated report forms may contain additional information a buyer should consider in deciding to purchase.

## Close

The primary use of this report is to indicate the portions of the residence likely to have moisture intrusion in an effort to help control the spread of mold. This report and all its contents are sanctioned by the Texas Department of State and Health Services' guidelines for mold prevention. Opinions and comments are based on the probabilities of conditions based on observations made on the date and time of conditions. No judgment is provided or implied for any area not tested, **thus damages in one area or lack of damages in multiples areas do not reflect on the total condition of a home**. There is no warranty or guarantee, express or implied, regarding the habitability, merchantability, residential or commercial usage, future performance, repairability, need for repair and/or useful life for any item inspected. This report is protected by copyright and remains the property of SCI; any use and/or distribution past its intended purpose is prohibited and requires written permission by SCI.

Thank you for your support,

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Mold Assessment Consultant  
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# FRONT ELEVATION – ELEVATION 1

## Moisture Levels

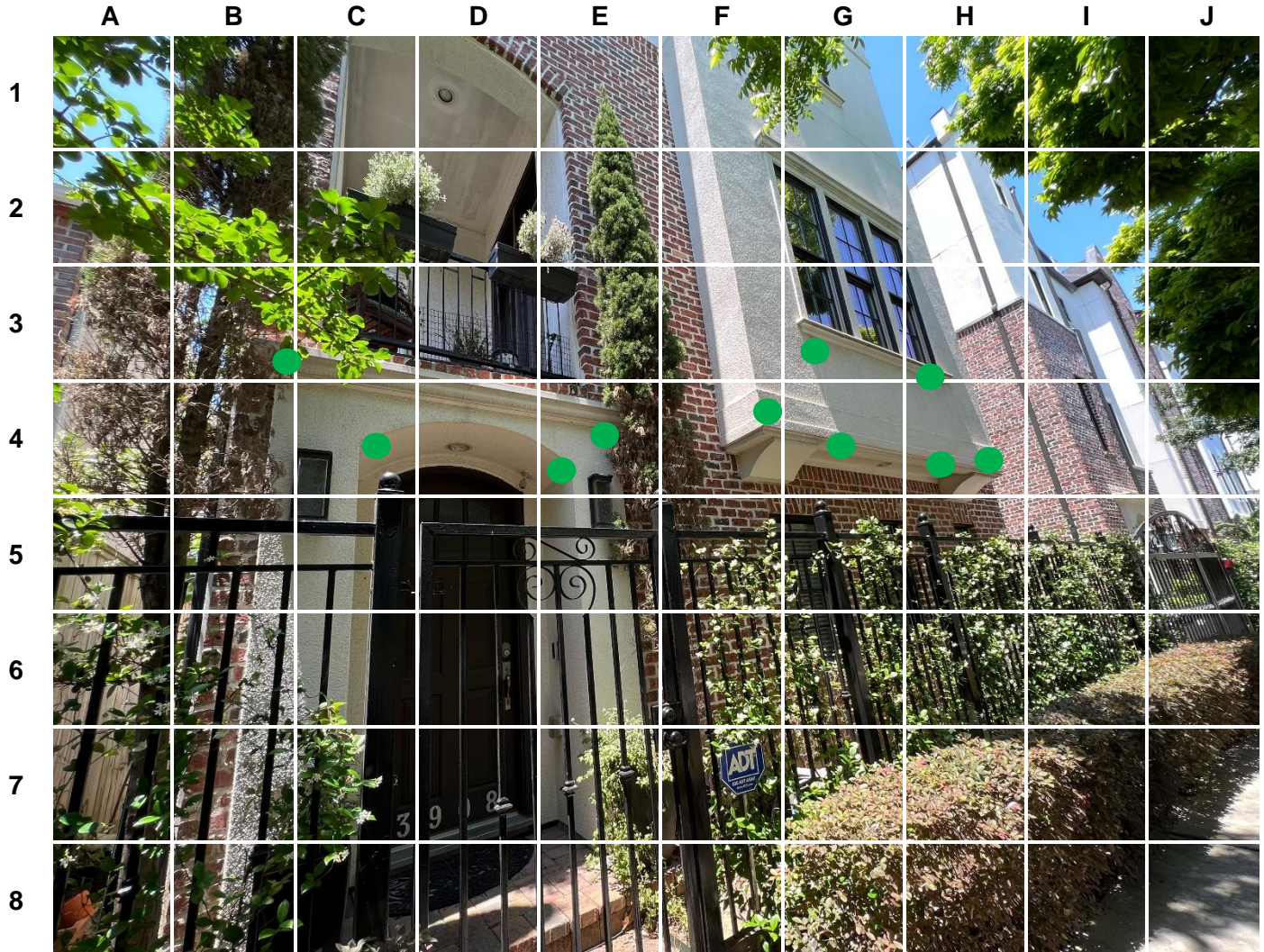


Photo 8.1

Grid	Description	%MC <sup>1</sup>	Moisture	Substrate	Observations
B3	Arch Face Left	18.5	MED	FIRM	
C4	Arch Soffit Left	8.1	LOW	FIRM	
E4 Left	Arch Soffit Right	15.8	MED	FIRM	
E4 Right	Arch Face Right	11.5	LOW	FIRM	
G3	Below Window Left	8.6	LOW	FIRM	
H3	Below Window Right	7.2	LOW	FIRM	
F4	Bumpout Wall Face (L)	6.1	LOW	FIRM	
H4 Right	Bumpout Wall Face (R)	8.2	LOW	FIRM	
G4	Weep Relief Opening (L)	16.3	MED	FIRM	
H4 Left	Weep Relief Opening (R)	11.3	LOW	FIRM	

Percent (%) Moisture Content. See limitations.



## RIGHT ELEVATION – ELEVATION 2

### Moisture Levels

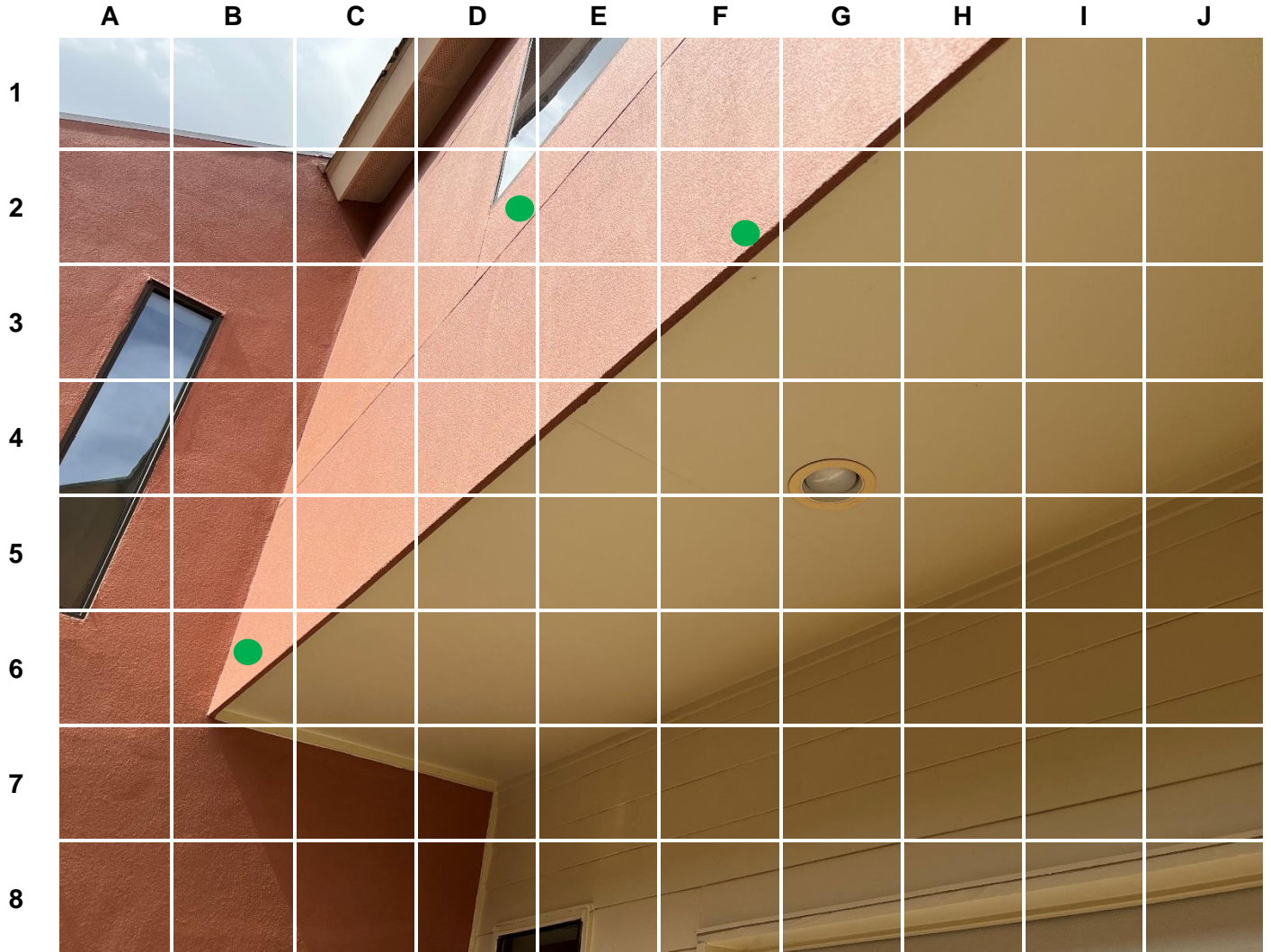


Photo 9.1

Grid	Description	%MC <sup>2</sup>	Moisture	Substrate	Observations
B6	Bumpout Wall	8.3	LOW	FIRM	
D2	Window Right	9.2	LOW	FIRM	
D5	Bumpout Wall	7.6	LOW	FIRM	

Percent (%) Moisture Content. See limitations.

## REAR ELEVATION – ELEVATION 3

### Moisture Levels



Photo 10.1

Grid	Description	%MC <sup>3</sup>	Moisture	Substrate	Observations
H3	Below Flat Detail	12.3	LOW	NONE	Reading believed to be taken in framing
C5	Below Roof/Stucco Intersection	20.3	LOW	NONE	Reading believed to be taken in framing
					Recommend core testing

Percent (%) Moisture Content. See limitations.

## Recommendations for Areas Tested

### Areas with Soft or No Substrate (labeled “Soft” or “None”)

Moisture reading may be HIGH, MED, or even LOW. Also reading may not be possible if there is no substrate.

(Highlighted in **RED**.) Red Dots ● on elevation picture.

Grid	Description	%MC	Moisture	Substrate	Observations
A1	Sample Area 1	-	-	NONE	Core test to verify condition of substrate
A2	Sample Area 2	10.0	LOW	SOFT	Core test to verify condition of substrate

- There is a high likelihood of water damage in these areas. Have contractor verify damage with larger core test of area and/or estimate cost of repair of general area.
- Often the damage can be linked to a specific detail or condition in the stucco. Consult with your stucco contractor for advice on improving the condition.

### Areas with FIRM Substrate but HIGH Moisture

(Highlighted in **RED**.) Red Dots ● on elevation picture.

Grid	Description	%MC	Moisture	Substrate	Observations
A1	Sample Area	23.5	HIGH	FIRM	

- There is presence of water in the area that may or may not have caused damage. Recommend mainly surface repairs such as **caulking/sealing** in the general area and/or applying **elastomeric paint** coating. Additionally recommend **monitoring** the substrate in the general area with a follow up stucco inspection after some time or after doing repairs to ensure that substrate is still FIRM. Only recommend core test if contractor suspects possible surrounding damage due to the specific configuration of the stucco or the type of detail involved.

### Areas with FIRM Substrate and MED (Medium) Moisture

Green Dots ● on elevation picture.

Grid	Description	%MC	Moisture	Substrate	Observations
A1	Sample Area	16.8	MED	FIRM	

The presence of water is somewhat higher than normal. Recommend monitoring on the next stucco inspection at an industry standard interval.

### Areas with FIRM Substrate and LOW Moisture

Green Dots ● on elevation picture.

Grid	Description	%MC	Moisture	Substrate	Observations
A1	Sample Area	7.8	LOW	FIRM	

The presence of water is negligible and well within values expected in an ideal system. Recommend monitoring on the next stucco inspection at an industry standard interval.

## Baseline

Baseline measurement on dry wood.



Photo 12.1

## Readings taken in framing, explanation

Upon inserting probe, the prongs extend well past the stucco and what would be the sheathing so likely extend into framing.



Photo 12.2 – prong extends past stucco and what would be the plywood

## Areas Requiring Maintenance or Repair

### Caulking

Rectify sealants throughout, penetrations, flashings, terminations, windows, door frames. Sealants appear to be of high quality but may have reached end of useful life. Recommend rectifying where needed.



Photo 13.1 - Windows



Photo 13.2



Photo 13.3 - Penetrations



Photo 13.4 - Seal hole

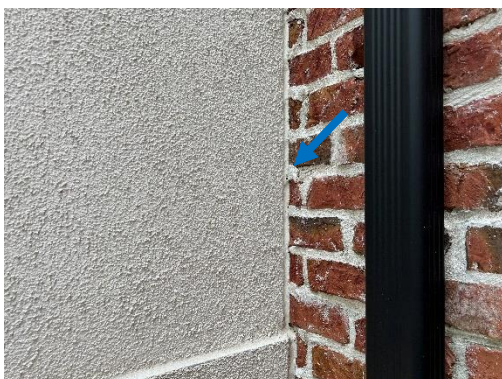


Photo 13.5 - Terminations

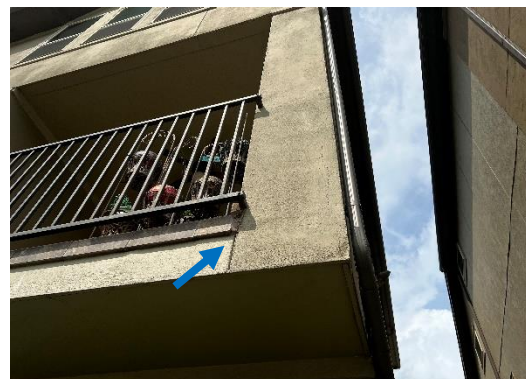


Photo 13.6 - Flashings

## Cracking

Did not notice any major cracking except at areas requiring caulk or at areas with rust repairs. See above caulk areas and rust areas below.

## Rust repairs at Rear Elevation window

Recommend repairs at the rear elevation window showing signs of rust as well as checking other areas not visited in this report for rust.



Photo 14.1

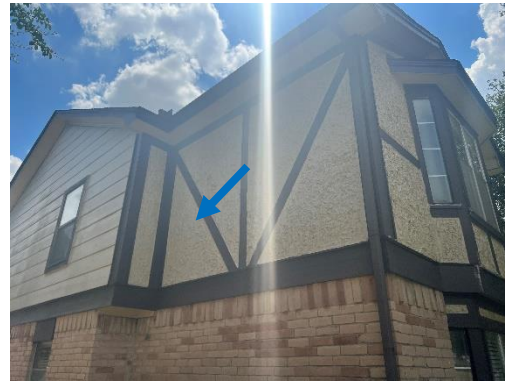


Photo 14.2

## Cap Flashing needed at flat stucco details

Recommend installation of a cap flashing at flat stucco details.



Photo 14.3



Photo 14.4

### Drainage Detail

A weep relief drainage detail is present at some overhangs. It is sealed over in certain areas. Recommend removal of caulk at the wall/soffit intersection to allow drainage of water. Recommend install of weep relief at front entry and front 2<sup>nd</sup> story balcony if damage is present



Photo 15.1



Photo 15.2 – recommend installation

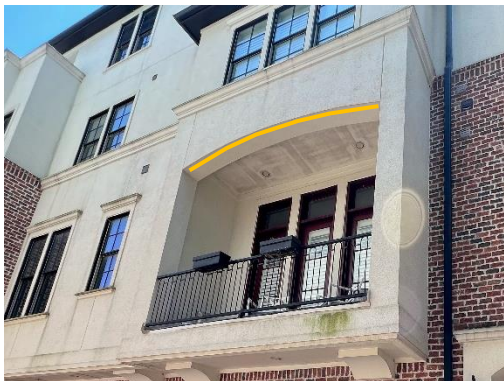


Photo 15.3 – recommend installation if damage found

### Staining of stucco surfaces

Recommend washing for aesthetic purposes.

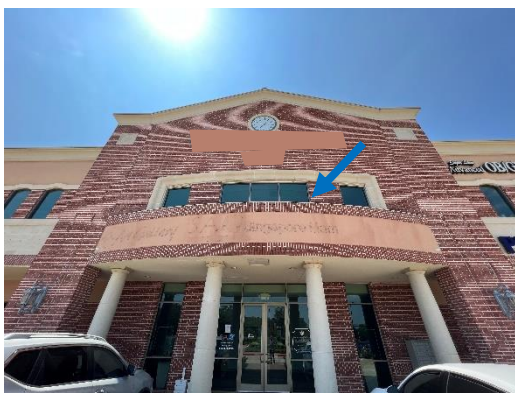


Photo 15.4



Photo 15.5

## Diverter flashings

Kickout flashings not present at roof/stucco intersections. Unable to test moisture in area due to height. Recommend testing area in blue boxes when carrying out other stucco repairs.



Photo 16.4 – kickout flashing missing



Photo 16.5 – This and other side as well

This area abuts with the neighbor's property and it may be on their side.



Photo 16.1 – kickout flashing missing



Photo 16.2

End dam flashings present at balcony sides. This is favorable. New standards recommend they extend 4" away from the wall. However no damage present at the wall when tested so no remedial repairs recommended at this time.

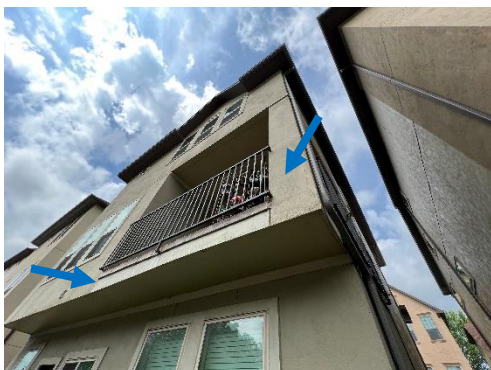


Photo 16.3 – end dam flashings present



### Further Investigation Recommended

The following areas were unreachable by ladder, recommend probing or further investigation when doing any other repairs with scaffolding or other equipment.

Front – 3<sup>rd</sup> Story & Above. & Rear Elevation – 3<sup>rd</sup> Story & Above



Photo 17.1 – Front Elevation



Photo 17.2



Photo 17.3 – Rear Elevation

## Favorable Details (no repairs needed)

### Head flashing at windows

Head flashing present at windows. This is favorable.



Photo 18.1



Photo 18.2

### Clearance at roof line

Clearance of is present between stucco and roofing. Not a full 2" but would consider favorable unless other damages or leaks start to appear.



Photo 18.3

### Clearance at flatwork

Clearance of 2" clearance required at stucco/flatwork intersection. Not a full 2" at entry but would consider functional unless other damages or leaks start to appear. Terrace appears to have counterflashing in addition to clearance.



Photo 18.4 - balconies



Photo 18.5

**Balcony drip edge flashings present**

Drip edge flashings present. This is favorable.



Photo 19.4

**No damage found on the other side of stucco at attic**

No damage found inside attic with exterior stucco wall.

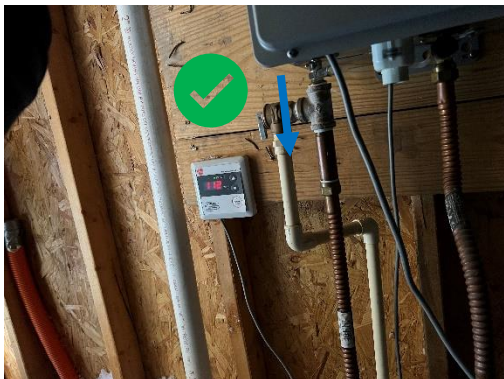


Photo 19.1