



# Exterior Cladding Inspection Report

Confidential - Property Inspection Report - Confidential

Bay Farm Rd., Long Neck , DE 19966

Inspection prepared for: Mary Jane

Real Estate Agent: Your Buyers Agent - Respected Realtors

Date of Inspection: 5/10/2022

Age of Home: 2001 Size: 4800 sq ft

Weather: Clear and hot

Licensed Home Inspector

Certified by the Exterior Design Institute

Inspector: Jake Raynor



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## **A brief history of E.I.F.S.**

Synthetic stucco was developed in Europe in the 1930's and following the development of expanded polystyrene, E.I.F.S., was used widely in the rebuilding of Europe after World War II. In 1969, the Dryvit Co introduced E.I.F.S. into North America using the name Outsulation and the system gained popularity with the energy crisis of the 1970's. In 1995, a class action lawsuit was filed in Wilmington, North Carolina against the E.I.F.S. industry because of water penetration into many homes with E.I.F.S. cladding. An investigation revealed several defects in the existing E.I.F.S. design and installation, particularly at the terminations of the E.I.F.S. cladding and through wall penetrations. These E.I.F.S. terminations and through-wall penetrations are still the typical areas of failure on E.I.F.S. cladding. Once water has gotten into the E.I.F.S. cladding, it follows the path of least resistance through the wall; which often results in water penetrating into the interior of the structure. "E.I.F.S. with drainage" was developed in 1993 to accommodate incidental moisture penetration behind the system and allow a drainage pathway for moisture to the exterior of the wall. When designing an E.I.F.S. wall assembly one should take into consideration the climate, local weather patterns and extremes along with exposure of the structure to wind and rain. For example, the Northeast coast of the United States is often considered a maritime climate with wind driven rain occurring frequently. This prioritizes the need for proper use of sealants, flashing, and caulking. The use of a drainage plane to accommodate moisture penetrating the cladding would also be recommended.

## **Limitations**

All observations and conclusions are based upon conditions observed at this site on the day of the inspection and there is no warranty or guarantee that the cladding system will operate in a satisfactory manner for any period of time in the future. The cladding system has multiple components, such as the drainage plane, that are not visible. The inspection will be conducted from ground level and with the use of ladders. Areas that we deem unsafe to reach are only inspected visually from the ground. Invasive probing is only performed at a representative number of locations to be determined at the inspectors sole discretion. At the discretion of the inspector who performed the inspection some photographs will be provided as part of the inspection report to the client for the sole purpose of clarification of conditions observed during the inspection. All photographs taken are solely and exclusively owned by High Tech Inspections and no other parties have any rights or claims to the photographs.

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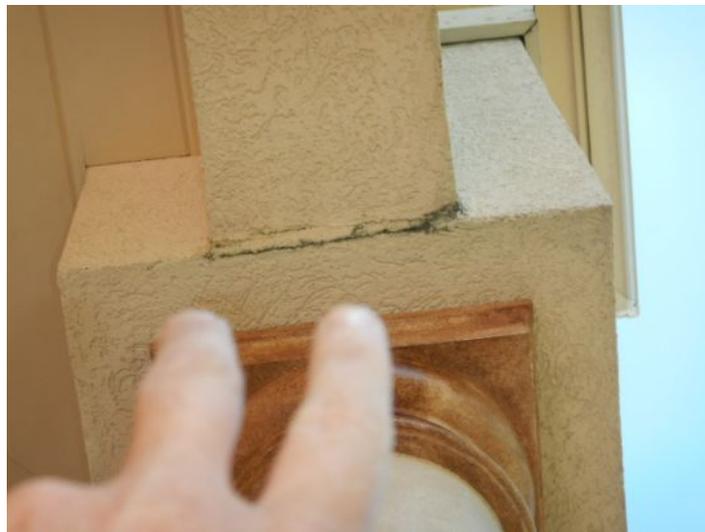
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### Report Summary

This summary section contains comments regarding issues that in our professional opinion, require further evaluation, and or repairs by a licensed contractor who specializes in EFIS repair, installation, and maintenance. We suggest items listed in the summary be evaluated in a timely manner to prevent the possibility of further deterioration or hidden damage. There are other issues described in the body of the report that may also require repair or maintenance; however, in our professional opinion are not as high of a priority as those in the summary section. The body of the report will also provide descriptions of the types of testing that were performed and suggested care and maintenance tips. We suggest you review the entire report. We are available to answer any questions you have and available to discuss the findings.

*Exterior*

Page 11 Item: 1 | Front of Home



Damages and staining observed at a front column area.

Page 11 Item: 2 | Rear of Home or Building

• Maintenance: Damaged area observed at the NW corner of the home. I suggest further evaluation by a licensed qualified **EFIS** contractor for repairs or replacement as needed.



Maintenance: Damaged area observed at the NW corner of the home.

Page 13 Item: 3	South Side of Home or Building	<ul style="list-style-type: none"> <li>• Damaged areas at the bump out near the corner. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.</li> </ul>
		<p style="text-align: center;">Damages observed</p>
Page 13 Item: 4	Exterior Cladding	<ul style="list-style-type: none"> <li>• Elevated moisture readings detected with a deep wall scanner at multiple areas. Problem areas were marked. Further intrusive probing revealed unremarkable moisture levels at depth. Pressure testing of the sheathing was normal at all locations. These findings indicate some moisture penetration is occurring at tested areas. However, it has not penetrated to the sheathing or caused damage to the sheathing. I suggest a full evaluation by an EIFS approved contractor for repairs and resealing as needed.</li> <li>• Damages and staining observed at a front column area. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.</li> <li>• The gutters around the front of the home have been fastened to or through the EIFS cladding. No sealant was visible in these areas. I suggest further evaluation by a qualified licensed EIFS contractor or gutter specialist for sealing and repairs as needed.</li> <li>• Cracked lamina and loose foam in contact with the driveway surfaces observed at the garage door trim areas. Moisture readings were unremarkable in these areas at the time of the inspection. The cladding is required to have an 8 inch clearance from the soil or hard surfaces. Have further evaluation by a qualified licensed EIFS contractor for repairs or replacement as needed.</li> </ul>



The gutters around the front of the home have been fastened to or through the EIFS cladding.

No visible sealant



Higher moisture readings detected via wall scanner at multiple areas.

Intrusive moisture readings were unremarkable



Further intrusive probing revealed unremarkable moisture levels at depth.



Crack observed



all deep probe readings were in the normal range and pressure test of the sheeting were also normal



Crack observed



Cracked lamina and loose foam in contact with the driveway surfaces observed

Cracked lamina and loose foam in contact with the driveway surfaces observed

Page 18 Item: 5

Exterior Caulking

- Most windows around the home have caulking added around the perimeters. Some moisture was detected with a wall scanner at spots around and below some windows( probing revealed no elevated moisture at depth). Other exterior joints have also been caulked. Small gaps or areas with inconsistent installation ( missing new layer) were observed in the sealant at scattered locations. It is important that sealants be approved for EIFS. I am unable to determine if the previous or original sealant is approved for this application with EIFS material. I suggest further evaluation by qualified licensed EIFS contractor for repairs and re sealing with an approved for EIFS sealant at all locations as needed.
- Cracked and damaged sealant observed at the lower roof area at the rear of the home. Moisture readings were unremarkable in reachable areas. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or sealing as needed.



Poor sealant applications

Several windows around the home have inconsistent caulking around their perimeter.



Cracked sealant

Cracked and damaged sealant observed



Cracked and damaged sealant observed at the lower roof area at the rear of the home.

Several windows around the home have caulking issues

Roofing

Page 22 Item: 2	Chimney(s)	<ul style="list-style-type: none"> <li>• Damages observed at a lower north corner of the rear, larger chimney. This area was accessed via drone. I could not determine if any hidden damages were present. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.</li> </ul>
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Damages observed

## Inspection and Site Details

### *1. Inspection Time*

Start: 11:00 AM  
End : 3:30 PM

### *2. Attending Inspection*

Client present  
Buyer Agent present  
Selling Agent present

### *3. Residence Type/Style*

Detached, Single Family Home

### *4. Garage/Carport*

Attached 2-Car Garage

### *5. Age of Home or Year Built*

According to the tax records the home was built in:, 2001

### *6. Square Footage*

For the purpose of this inspection the home is not measured for square footage. Tax records indicate the home is approx. 4800 sq ft.

### *7. Front of Home Faces*

North

### *8. Bedrooms and Bathrooms*

Number of Bedrooms: 5  
Number of Bathrooms: 4. Full Baths. 1. Half Bath(s)

### *9. Occupancy*

Occupied - Furnished

### *10. Temperature*

Temperature at the time of inspection approximately, 80 degrees

### *11. Weather Conditions*

Hot  
Clear

### *12. Rain in the Last Three Days*

Yes, there was rain with in the last three days.

# Exterior

## 1. Front of Home



Front Elevations



Balcony trim has been face nailed



Damages and staining observed at a front column area.

## 2. Rear of Home or Building

### Observations:

- Maintenance: Damaged area observed at the NW corner of the home. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.



Maintenance: Chipped or thin lamina observed at scattered areas



Maintenance: Mechanical or impact damages observed at scattered locations



Maintenance: Damaged area observed at the NW corner of the home.



Intrusive probing revealed unremarkable moisture levels.



### 3. South Side of Home or Building

#### Observations:

- Damaged areas at the bump out near the corner. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.



Damages observed

### 4. Exterior Cladding

Description: EIFS -- Exterior Insulation Finishing System -- often called "synthetic stucco"

#### Observations:

- Maintenance: The trim around the lower perimeter of the front balcony appears to be face nailed to the EIFS cladding. I am unable to determine if these areas have been flashed or sealed properly. I suggest further evaluation by a licensed qualified EIFS contractor for sealing, repairs or replacement as needed.
- Maintenance: Chipped or thin lamina and damages observed at scattered areas of the home. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.
- Maintenance: The siding needs a good cleaning in some areas. Algae staining observed. I suggest having cleaned as needed.
- Maintenance: There are several spots where the mulch, dirt or gravel is at or close to the EIFS cladding at the rear of the home. I suggest further evaluation by a licensed contractor for adjusting the grade as needed.
- Maintenance: EIFS does not have the recommended 2 inch clearance from the roof covering at the lower corners of the rear, lower roof area. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or sealing in these areas as needed.
- Maintenance; Small areas of mechanical damages/cracks and caulking issues were observed at several locations. Have further evaluation by an EIFS contractor for repairs and resealing as needed
- Elevated moisture readings detected with a deep wall scanner at multiple areas. Problem areas were marked. Further intrusive probing revealed unremarkable moisture levels at depth. Pressure testing of the sheathing was normal at all locations. These findings indicate some moisture penetration is occurring at tested areas. However, it has not penetrated to the sheathing or caused damage to the sheathing. I suggest a full evaluation by an EIFS approved contractor for repairs and resealing as needed.
- Damages and staining observed at a front column area. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.
- The gutters around the front of the home have been fastened to or through the EIFS cladding. No sealant was visible in these areas. I suggest further evaluation by a qualified licensed EIFS contractor or gutter specialist for sealing and repairs as needed.
- Cracked lamina and loose foam in contact with the driveway surfaces observed at the garage door trim areas. Moisture readings were unremarkable in these areas at the time of the inspection. The cladding is required to have an 8 inch clearance from the soil or hard surfaces. Have further evaluation by a qualified licensed EIFS contractor for repairs or replacement as needed.



Thin or chipped lamina



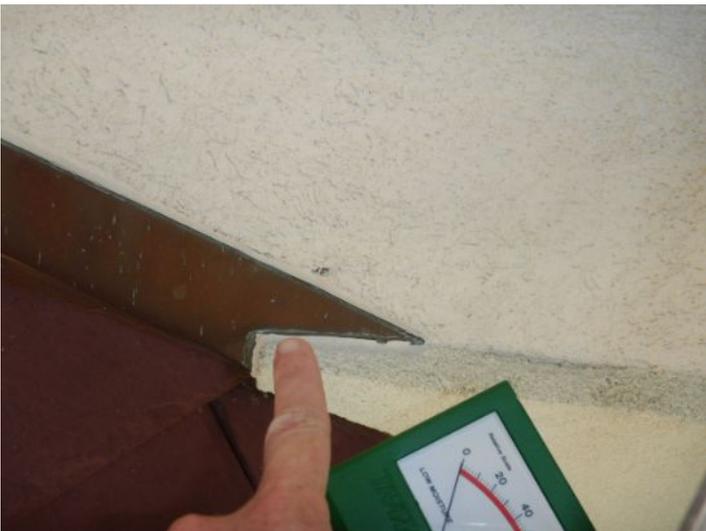
The gutters around the front of the home have been fastened to or through the EIFS cladding.



No visible sealant



Rear Elevation



EIFS does not have the recommended 2 inch clearance from the roof covering at all areas.



Higher moisture readings detected via wall scanner at multiple areas.



A deep wall meter is used throughout the inspection to identify areas for further evaluation



Intrusive moisture readings were unremarkable



Further intrusive probing revealed unremarkable moisture levels at depth.



Rear Elevation



Crack observed



North elevation



Small areas of damages observed at scattered spots



all deep probe readings were in the normal range and pressure test of the sheeting were also normal



Crack observed



seal all penetration points



Small areas of damages observed at scattered locations.



Cracked lamina and loose foam in contact with the driveway surfaces observed



Cracked lamina and loose foam in contact with the driveway surfaces observed



Small areas of damage observed



Front elevation



Rear elevation



Maintenance: The siding needs a good cleaning in some areas. Algae staining observed.



Rear elevation



North Elevation



Front elevation



Front elevation

### 5. Exterior Caulking

#### Observations:

- **NOTE: USE CAULK APPROVED FOR EIFS.**
- Most windows around the home have caulking added around the perimeters. Some moisture was detected with a wall scanner at spots around and below some windows( probing revealed no elevated moisture at depth). Other exterior joints have also been caulked. Small gaps or areas with inconsistent installation ( missing new layer) were observed in the sealant at scattered locations. It is important that sealants be approved for EIFS. I am unable to determine if the previous or original sealant is approved for this application with EIFS material. I suggest further evaluation by qualified licensed EIFS contractor for repairs and re sealing with an approved for EIFS sealant at all locations as needed.
- Cracked and damaged sealant observed at the lower roof area at the rear of the home. Moisture readings were unremarkable in reachable areas. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or sealing as needed.



Poor sealant applications



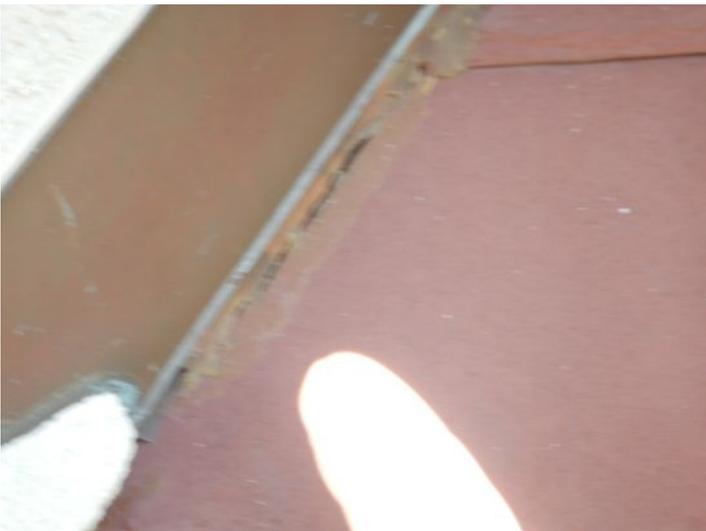
Several windows around the home have inconsistent caulking around their perimeter.



Cracked sealant



Cracked and damaged sealant observed



Cracked and damaged sealant observed at the lower roof area at the rear of the home.



Several windows around the home have caulking issues

## 6. Grading, Surface Drainage

### Observations:

- Maintenance: There are several spots where the mulch/dirt/gravel is at or close to the EIFS cladding at the rear of the home. I suggest further evaluation by a licensed contractor for adjusting the grade as needed.



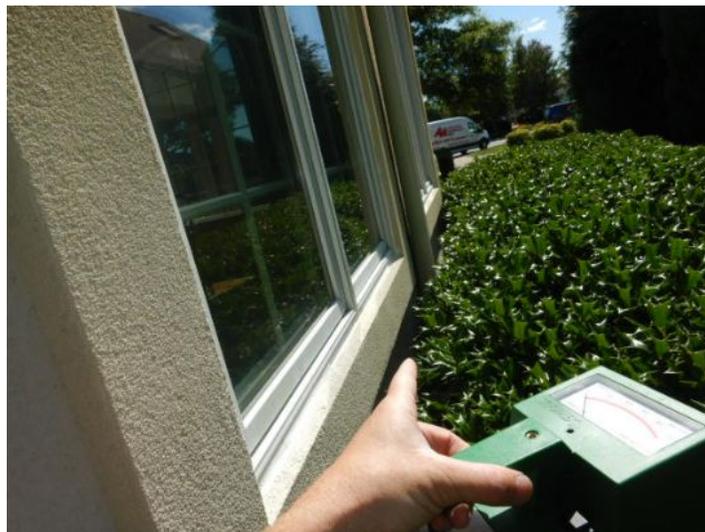
Maintenance: There are several spots where the mulch/dirt/gravel is at or close to the EIFS cladding at the rear of the home. Sealing needed at the hose bib

## 7. Vegetation Affecting Structure

Description: Vegetation in contact with the house.

### Observations:

- Maintenance: Overgrown vegetation in contact with structure. Trim/prune/remove as needed at all locations.



Maintenance: Overgrown vegetation in contact with structure. Trim/prune/remove as needed at all locations.

## 8. Penetrations

### Observations:

- Maintenance: Penetrations(i.e. light fixtures, pipes, vents) should have sealant to prevent moisture penetration and subsequent damages. Moisture readings at or around penetrations or fixtures were unremarkable at the time of the inspection. I suggest having these areas sealed as needed.



Sealant needed



No sealant at fixture



Maintenance: Penetrations(i.e. light fixtures, pipes, vents) should have sealant

## Roofing

### 1. Flashings

#### Observations:

- Maintenance: Kick out flashing not present at several areas of the roof. This style flashing should be installed to prevent possible moisture intrusion and damages. I suggest further evaluation by a licensed roofer or qualified EIFS contractor for installation and improvement as needed.



Kick out flashing not present at several areas of the roof.



Kick out flashing needed



Kick out flashing needed

## 2. Chimney(s)

Description: Framed, finished with EIFS

Observations:

- Damages observed at a lower north corner of the rear, larger chimney. This area was accessed via drone. I could not determine if any hidden damages were present. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or replacement as needed.



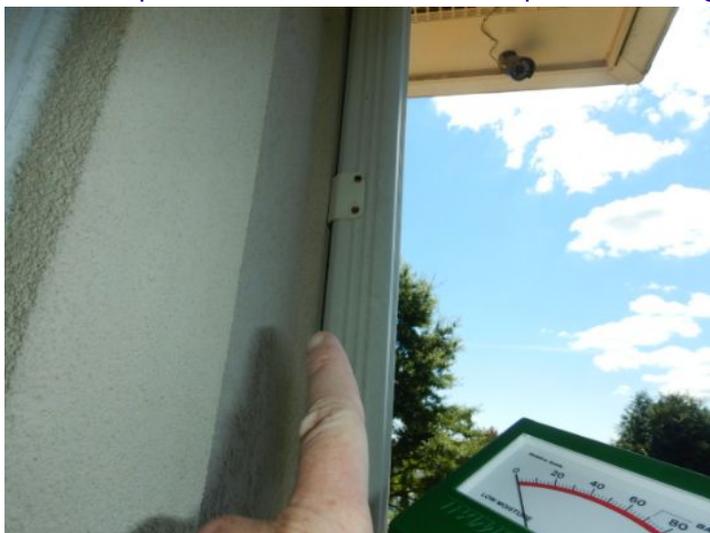
Damages observed

### 3. Gutters and Down Spouts

Description: Galvanized/Aluminum

Observations:

- Maintenance: Downspout brackets have not been properly sealed. I suggest further evaluation by a licensed qualified EIFS contractor for repairs or sealing as needed.



Maintenance: Downspout brackets have not been properly sealed.



Maintenance: Downspout brackets have not been properly sealed.

## Interior

### 1. Wall and Ceiling Finishes

Observations:

- Limited IR scanning was un remarkable.

## 2. *Windows*

### Observations:

- Moisture testing under select windows was normal at the time of the inspection.

## Glossary

<i>Term</i>	<i>Definition</i>
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit <a href="http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system">http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system</a>