PRELIMINARY EIFS EVALUATION REPORT

Our services for this preliminary EIFS evaluation were limited to observing the EIFS visually for evidence of water infiltration and performing moisture tests at representative locations. This type of system consists of many details which cannot be observed without removal of portions of the system. Our observations and testing are based on our experience with conditions similar to those found at this site. This evaluation does not include testing under every window, deficiency or detail which may allow water to enter the system. Our services do not include crawl space observations. This area is typically observed by home inspectors for moisture and termite damage. The moisture tests are performed at representative locations only. When locations are tested for moisture it should be noted that similar details have similar construction and will require a similar repair. Regardless of how many moisture tests are performed, the fact remains that much of the wall remains untested due to the limited scope of the work in this preliminary evaluation. This report is to be used for the preliminary determination of conditions that may need repairs. Further evaluation or exploration by removal of portions of the system may be required to effectively determine the extent or presence of damage. An exterior visual examination of the system is performed to determine if the visible details and general system construction are in accordance with typical industry standards. Project information provided to us at the site such as past repairs, leakage, etc. increases the effectiveness of our evaluation. The limited scope of services performed is not an exhaustive evaluation of the EIFS system. The discovery of any conditions which deviate from the data outlined in this report should be presented to us for our evaluation. All other conditions are beyond the scope of this report. Our services do not include an evaluation for presence of mold. Certain conditions within a structure may cause the growth of mold. These conditions are caused by a combination of moisture, warm air, and an organic medium. If these conditions exist, we recommend that an evaluation be performed by a professional qualified in mold evaluation.

This report is for the sole benefit and exclusive use of our client. Our liability is limited to the cost of our services.

Client:	W	Project No.:	3909-179
Project Address:	6208 Amberly Circle Suffolk, Va.	Date:	06-08-07
		Inspector:	Robert Santana
Mailing Address:	Same as above	Structure Type:	Single Family
		No. of Floors:	1
Phone:	757-000-0000	Ext. Sys. Type(s):	EIFS Drainage System
Email:	KariPriller@yahoo.com	Approx. Age:	11 Years
Approx. Size:	Under 1,000 sq. ft of EIFS		
Repairs/Leakage Reported:	None	Ordered By:	Kari Priller / Century 21/Nachman

GENERAL OBSERVATIONS

Window Type / Condition:	Aluminum mitered corners / Fair condition				
Roof Overhang:	18 inches				
EIFS Ht. Above Ground:	10 inches				
Bottom Edges Coated:	Yes	If no, Locations: N/A		Mesh Color / Location: Not Visible.	
Expansion joints at floor line:	No	Condition: N/A			
Decorative Bands:	Yes	Adhered and Sloped: Yes			
Sealant Joints:	0 inch	Condition:	No Joint	Backer Rod: No	Installed to Base Coat: NA

Deck:	N/A	Attach. Details:	N/A
Chimney:	N/A		
Roof Flashing:	Kickout flashing installed		

Penetrations:

Elect. Outlets:	Sealed	Ext. Intercoms:	Not Sealed
Light Fixtures:	Sealed	Hose Bibs:	Sealed
Dryer Vents:	NA	Elect. / Phone:	NA

MOISTURE TESTS

Areas of suspected wet substrate were tested with a Tramex Wet Wall Detector, Probes utilizing a Delmhorst Moisture Probe Model BD-9 were performed at selected areas of wet indications to verify nondestructive results. The equipment used should be considered as indicators of wet substrate. Ambient (dry) moisture for wood is about 12 to 15%. Test locations are shown on the attached drawing. **In areas indicated as wet, remove the finish system for visual inspection and repair deteriorated sheathing and framing.**

LOCATION	MOISTURE READING	COMMENTS
A : Below right corner of 1st floor window	10%	Dry / Firm Substrate
B : Below left corner of 1st floor window	10%	Dry / Firm Substrate
C : Below center mullion of 1st floor window	10%	Dry / Firm Substrate
D : Below right side of front door	10%	Dry / Firm Substrate
E : Below left side of front door	10%	Dry / Firm Substrate
F : Right & Left side elevations	10%	Dry / Firm Substrate

OBSERVED DEFICIENCIES

The following deficiencies were observed. Locations are shown on the attached photos.

1. Small hairline cracks observed at garage foundation.
2. Very small impact damage right side of garage wall. (¼")
3. Inadequate caulk joint at EIFS terminations.
4. Bad patch job is evident at the front door and window.

RECOMMENDATIONS

- Hairline cracks should be repaired immediately to avoid further spreading which can lead to delamination of the finish coat.
- Small impact damage should be repaired to prevent moisture intrusion as well as to prevent premature erosion of the EIFS.
- EIFS terminations should have at least a 3/8" joint. This home is a one story structure so the settlement damage due to joint spacing is low.
- All EIFS terminations need to be sealed.
- The previous patch did not match existing color. I recommend painting with an elastomeric coating.

OBSERVED DEFICIENCIES / RECOMMENDATIONS (CONT.)

We recommend monitoring of repairs and / or reinspection of repairs by an independent inspector to verify that repairs are made in accordance with manufacturer's recommendations. Continuous visual inspection during repairs provides a complete, realistic means of verifying workmanship practices and verifying that all deteriorated materials have been removed. It also provides an opportunity to view the finished details for potential points of infiltration that cannot be seen on the finished system. After repairs have been made, these items are no longer visible. An inspection after repairs are completed can only be done visually. Probes will verify firm substrate only at the specific location probed. Moisture testing is not valid on repair materials due to the high moisture content present until the materials have cured. Because of these limitations, an inspection made after repairs are completed is very limited.

EIFS conditions will change with time and should be inspected by the homeowner or a qualified inspector annually. Inspections should include the general system, details, sealants, and penetrations. We recommend a moisture survey be performed annually or more frequently if any moisture infiltration is suspected.

We hope that the information provided will be of help in your evaluation of the property. Please call **(757) 639-3763** if you have any questions or we may be of further assistance.

Respectfully Submitted,

Robert Santana

STI, EDI, AWCI