I.I.S.

Illinois Inspection Service

Specializing in EIFS Inspections
Phone (847) 746-3963 Fax (847) 746-3966

Barrington, IL

Weather: sunny / 75 degrees
Last Rain: 3 days
Approx. age of property: 14 yrs.
Product: Dryvit

This report represents the results of the EIFS inspection on the above date and address. First a visual inspection was performed to determine if there were any obvious defects in the system. If so photos were be taken showing what and where they are. A random surface moisture test was done to determine if moisture is present behind the EIFS system. If moisture is present, a moisture probe meter is used to record exact levels of moisture. The methods of the EIFS application on the property are evaluated against the current Exterior Insulation Members Association (EIMA) that is considered the industry standards. Also the local system representative may want to be contacted because different manufacturers may have different acceptable applications.

The following comments summarize the findings:

SYTHETIC STUCCO CONDITION

The EIFS system has some damage to the parapet cap on the front upper right corner and at the garage. There are also woodpecker holes in the chimney and right side.. (See EIMA detail 1, Dryvit detail 0S 0.0.01, and attached photos)

SURFACE GRADING

The landscaping mulch has been installed as per the manufacturer’s details. But the bushes should be cut back away from the EIFS. (See EIMA detail 3, Dryvit detail 0S 0.0.03, and attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

FLOOR LINE EXPANSION JOINTS

Manufacturer's specifications generally recommend the use of a horizontal joint at the floor line. These joints are recommended because of the cross-grain shrinkage that occurs when the structural wood dries out. This joint does appear to be installed as per the manufacturer's details. (See EIMA detail 11, Dryvit detail 0S 0.0.12, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

FOUNDATION TERMINATION

The foundation termination has been installed as per the manufacturer's details. (see EIMA detail 3, Dryvit detail 0S 0.0.03, and attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

EXPANSION JOINT BETWEEN EIFS AND DISSIMILAR MATERIALS

There are expansion joints installed where needed. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

DOORS AND WINDOWS

The EIFS system is installed as per the manufacturer's details. But the caulk is failing around most of the windows and should be removed and replaced. The miter and mullion joints should also be caulked. (See EIMA detail 6, Dryvit details 0S 0.0.07, 0S 0.0.08, 0S 0.0.09, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

ATTACHMENTS

The attachments to the EIFS system have inadequate caulking. These areas are around the light fixtures. (See attached photos, EIMA detail 8, Dryvit detail 0S 0. 0, 28, and also reference EIMA and Dryvit Guidelines for Inspection of EIFS Clad Houses)

PENETRATIONS

The penetrations to the EIFS system have adequate caulking. (See attached photos, EIMA detail 8, Dryvit detail 0S 0.0. 27, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

FLAT SURFACES

After carefully checking the decorative bands and keystones, it looks like the tops are flat. But there was no evidence of deterioration of the EIFS in these areas and you should be fine. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

CAULKING

The caulking is failing in many areas. Anywhere the EIFS system meets a dissimilar material should be checked and recaulked. (See EIMA detail 4, attached photos, and EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

MOISTURE MEASUREMENTS

The moisture readings behind the EIFS system appeared to be a high in many areas. 0-19% moisture is acceptable, 20-30% if recaulked/reflashed should dry out over time, over 31% should be removed and investigated further. All soft substrate areas should be removed and replaced. (See attached photos)

KICKOUT FLASHINGS

The kickout flashings are installed but there is still high moisture. They should be investigated further. (See EIMA detail 15, attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

DECK AND ROOF

The roofline termination has been installed as per the manufacturer's details. The decks don't appear to be flashed properly because of the high moisture. They should be investigated further. (See EIMA details 10, PB-17.01, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

Conclusions:

In general the EIFS installation appears to be done in a professional manner. As with any product that covers your home, you should perform regular maintenance and monitor for changes in condition. A regular inspection is recommended every 1-3 years.

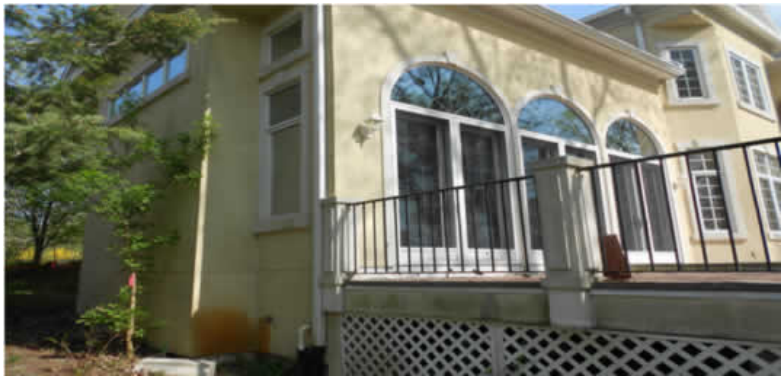
It is intended to be a representative sample of the details, and not intended for use as a work order. If repairs are needed, they should be done as soon as possible to prevent possible future moisture damage to the property.

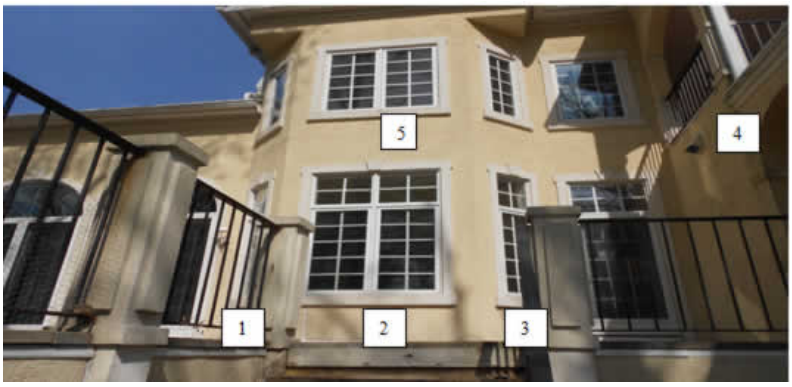
If you have any question about this report please let me know. Thank you for allowing Illinois Inspection Service to inspect your home.

Respectfully,

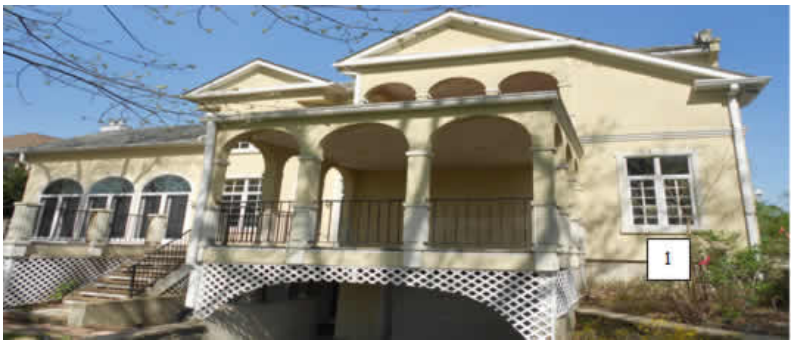
Jim Fergen
Certified EIFS Inspector

Parapet cap damaged on right upper corner

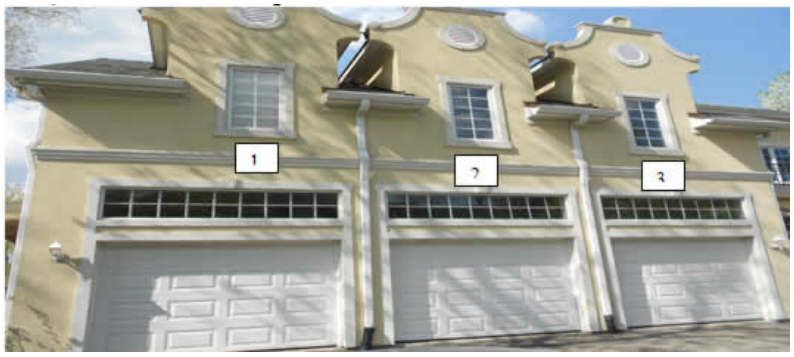




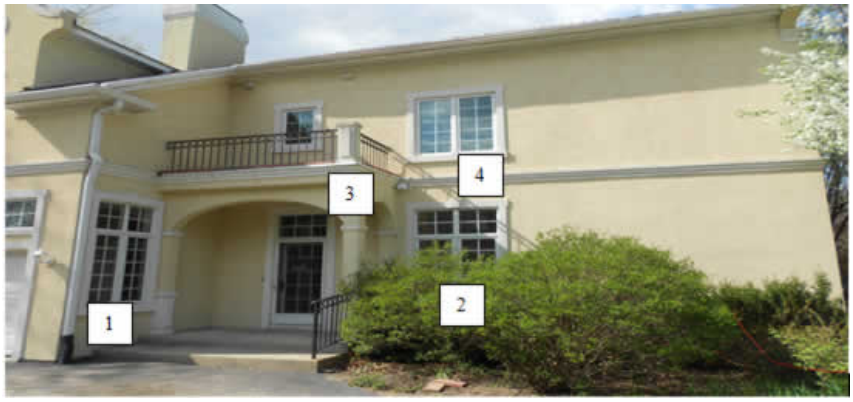
1) 41% moisture reading
2) 36% moisture
3) 15% moisture
4) 36% moisture with soft substrate
5) 23% moisture



1) 44% moisture reading

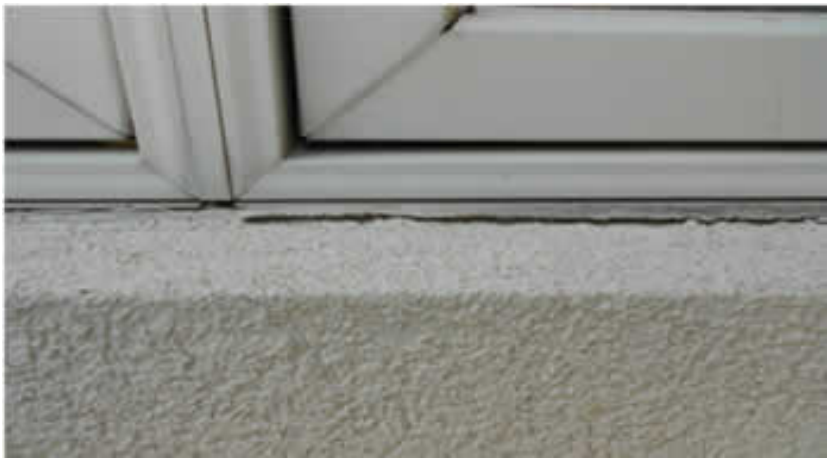


1) over 50% moisture with soft substrate
2) 31% moisture
3) 32% moisture

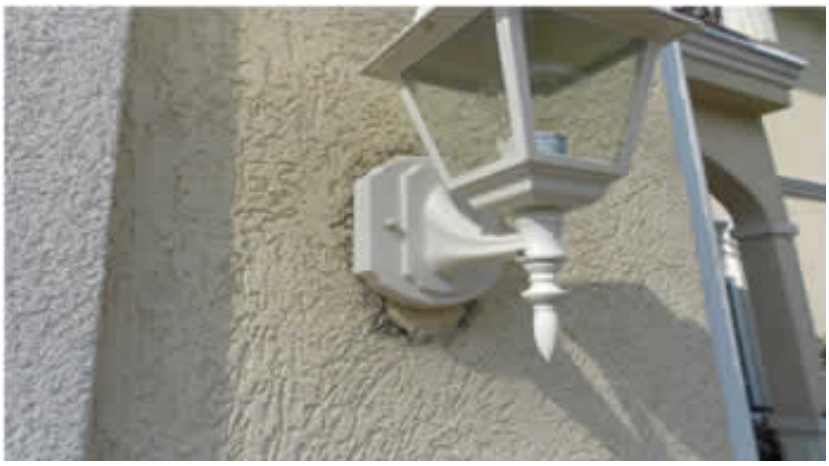


1) 44% moisture reading
2) Over 50% moisture with soft substrate
3) Over 50% moisture with soft sub.
4) 26%

Bushes should be cut back away from the EIFS system (typical)



Caulk failing (typical)



Light fixtures need to be caulked (typical)