



**I.I.S.**  
**Illinois Inspection Service**  
Specializing in EIFS Inspections  
Phone (847) 746-3963 Fax (847) 746-3966

Highland Park, IL

Weather: sunny / 70 degrees  
Last Rain: 3 days  
Approx. age of property: 13 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 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 looks to be in good condition. (See EIMA detail 1, Dryvit detail OS 0.0.01, and attached photos)

**SURFACE GRADING**

The landscaping 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 OS 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 OS 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 OS 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 miter and mullion joints should be caulked. (See EIMA detail 6, Dryvit details OS 0.0.07, OS 0.0.08, OS 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, telephone box and AC boxes. (See attached photos, EIMA detail 8, Dryvit detail OS 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 OS 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, 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 in good condition. (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 several areas. I think if you caulk the miter and mullion joints it should lower the moisture readings into the acceptable range. The area over 50% should be removed and investigated further. 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 as per the manufacturer's details. (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 but the deck has not been flashed properly. But if you remove and caulk the holes for the anchor bolts you should be fine. (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



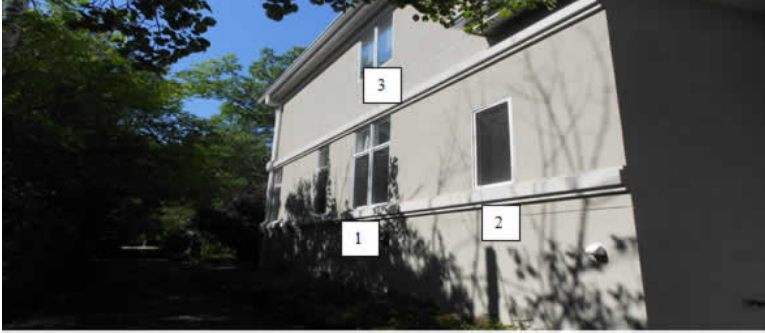
- 1) 22% moisture reading
- 2) 17% moisture
- 3) 15% moisture



- 1) 24% moisture reading
- 2) 26% moisture
- 3) 17% moisture



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



- 1) 27% moisture reading
- 2) 26% moisture
- 3) 12% moisture



- 1) over 50% moisture
- 2) 17% moisture