



I.I.S.
Illinois Inspection Service
Specializing in EIFS Inspections
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Schaumburg, IL

Weather: sunny / 25 degrees
Last Rain: 4 days
Approx. age of property: 20+ 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 located. 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 a woodpecker hole on the south east corner and slight bulge on the north east corner. There's also damage at the bottom on the east side of building. (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. (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

Doesn't apply. (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 do appear to be expansion joints installed where needed. BUT the caulk is failing in many of the joints and these areas should be removed and replaced ASAP to prevent possible moisture issues. (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 around some of the windows is starting to fail. I think all the windows should be checked and recaulked as needed ASAP. (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 and ID box. (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 inadequate caulking. These areas are around the gas pipe, hose bibs. (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

Doesn't apply. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

CAULKING

The caulking is failing around some of the windows, in many of the expansion joints, and on the roof flashing. These areas should be checked and recaulked ASAP to prevent possible moisture issues. (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 normal. 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

Doesn't apply. BUT the roof flashing has some gaps and needs to be inspected 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 appears to be installed as per the manufacturer's details but the roof flashing has some gaps and needs to be inspected 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



Front elevation



North elevation



West elevation



West elevation



South elevation



South elevation