



I.I.S.

Illinois Inspection Service

Specializing in EIFS Inspections

Phone (847) 746-3963 Fax (847) 746-3966

Burr Ridge, IL

Weather: sunny / 45 degrees

Last Rain: 3 days

Approx. age of property: 15 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 has some damage and woodpecker holes in several areas. Most of the damage is in the darker shaded area at the bottom of the building. (See EIMA detail 1, Dryvit detail OS 0.0.01, and attached photos)

SURFACE GRADING

The landscaping needs to be pulled away from the EIFS system in several areas so it's not in direct contact. (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 expansion joint at the floor line. These joints are recommended because of cross-grain shrinkage that occurs when the lumber 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 no expansion joints installed between the EIFS system and the brick. But if properly caulked and maintained you should be fine. The caulk that's there now is failing and needs to be replaced. (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. The caulk is starting to fail around the round windows and some of the other windows. (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 adequate caulking. (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

The tops of the decorative bands are sloped away from the building properly. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

CAULKING

The caulking is starting to fail between the EIFS system and the brick and window frames. I think 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 normal. 0-19% moisture is acceptable, 19-30% if recaulked or kickout flashings are installed should dry out over time, and over 30% should be removed and investigated further. (see attached photos)

KICKOUT FLASHINGS

The kickout flashings are NOT installed as per the manufacturer's details. They are missing at the front and left side canopies. Check all kickout flashing areas to make sure they are caulked properly. (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. (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. You may want to contact a representative of the EIFS manufacturer and or the builder and or applicator to evaluate the conditions and deficiencies in this report to determine if they are acceptable by the manufacturer.

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



Moisture readings checked ok



Moisture readings checked ok (typical)



1. 10% moisture reading
2. 8% moisture reading



1. 8% moisture reading



1. 12% moisture reading
2. 8% moisture reading



1. 10% moisture reading