



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

Burr Ridge, IL

Weather: sunny / 60 degrees
Last Rain: 5 days
Approx. age of property: 3 yrs.
Product: Real Stucco

This report represents the results of the Stucco 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 Stucco system. If moisture is present, a moisture probe meter is used to record exact levels of moisture. The methods of the Stucco 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:

STUCCO CONDITION

The EIFS system is in good condition.

SURFACE GRADING

The landscaping has been installed as per the manufacturer's details.

FLOOR LINE EXPANSION JOINTS

The floorline expansion joint appears to be installed as per the manufacturer's details.

FOUNDATION TERMINATION

The foundation termination has been installed as per the manufacturer's details.

EXPANSION JOINT BETWEEN STUCCO AND DISSIMILAR MATERIALS

There are expansion joints installed where needed.

DOORS AND WINDOWS

The Stucco system is installed as per the manufacturer's details.

ATTACHMENTS

The attachments to the Stucco system have inadequate caulking. It's around the light fixture in the back by the porch.

PENETRATIONS

The penetrations to the Stucco system have adequate caulking.

FLAT SURFACES

The tops of the decorative bands are slopped away from the house properly.

CAULKING

The caulking is in good condition.

MOISTURE MEASUREMENTS

No moisture testing was performed.

KICKOUT FLASHINGS

The kickout flashings are installed as per the manufacturer's details.

DECK AND ROOF

The roofline termination has been installed as per the manufacturer's details.

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



