



# I.I.S.

## Illinois Inspection Service

Specializing in EIFS Inspections

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

Long Grove, IL

Weather: sunny / 65 degrees

Last Rain: 4 days

Approx. age of property: 18 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 in the front of the house. (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**

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 doesn't appear to be installed as per the manufacturer's details. But since the house is over two years old and the settling has occurred you should be fine. (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. (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 directly against the window and door frames. But again if properly caulked and maintained you should be fine. Also 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, electrical boxes and hose reels. (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 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 around many of the windows and doors. 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 a high in several areas. These areas 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/ DIVERTER FLASHINGS**

The 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. (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) 12% moisture reading



1) 15% moisture reading  
2) 22% moisture



Moisture checked ok



1) 18% moisture reading



- 1) 50%+ moisture reading with soft substrate
- 2) 48% moisture with soft substrate
- 3) 12% moisture
- 4) 10% moisture



- 1) 9% moisture reading
- 2) 11% moisture