



Michael Leavitt & Co
INSPECTIONS, INC.
"THE MOST QUALIFIED INSPECTOR IN TOWN"
1145 N. Main Street Orem, Utah 84057
OFFICE 225-8020 MOBILE 898-UTAH



E.I.F.S. MOISTURE INTRUSION REPORT

EXTERIOR INSULATION FINISHING SYSTEMS

1040 N. Elegante Canyon - Somewhere In Utah.



CLIENT & INSPECTION INFORMATION:

INSPECTION #: EIFS SAMPLE
DATE OF INSPECTION: 06/05/1999
TIME OF INSPECTION: 01:30 PM
CLIENT'S NAME: Mr. Homebuyer

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GENERAL INFORMATION

SCOPE OF SERVICES AND LIMITATIONS:

This report is designed to be used by our client to help them make sound decisions regarding the property. The survey and report are intended to be used as a tool to help reduce our Client's risk. Please understand that we cannot and do not pretend to eliminate this risk. Our intent is to inform the Client of existing conditions and provide alternative common sense solutions whenever possible.

The survey and report are conducted by knowledgeable individuals representing Michael Leavitt & Co Inspections, Inc. These individuals are familiar with EIFS systems, applications, and problems associated with these systems. The survey and report are conducted in a manner consistent with the Georgia Association of Home Inspectors (GAHI) protocol. This is currently the only independent and most recognized testing standard. A copy of this protocol will be attached to the final report. Recommendations are based on EIMA and manufacturer guidelines and also knowledge gained through the experience of the individuals conducting the survey. All information is based on our current knowledge. **These recommendations constitute our best opinion and in no way should be considered a warranty or guarantee against existing or future damages.**

The survey and test consists of three components:

- 1) Visual Inspection:** The surveyor will visually inspect the application to determine if the manufacturer's specifications have been met; To determine if defects caused by other trades may be affecting the EIFS system; and To determine the existence of visible damage to the system.
- 2) Moisture Testing:** The surveyor will perform a non-invasive scan of the home to determine areas of excessive water retention. This test will be performed with proven equipment, specifically designed for this purpose. The areas scanned will be comprehensive according to the above protocol. Height of scanning and testing is limited to that which can be reached from a 22' ladder. Other obstructions may preclude testing of certain areas. Areas that are found to have excessive moisture will then be probed in order to determine the exact moisture content. These readings and their locations will be recorded in the written report. It should be understood that many variables, such as temperature, season, and humidity levels both inside and outside can cause a variance in the readings. Our intention is to limit the number of probes without compromising the quality of the survey. Holes made by the probes will be filled by the tester with a paintable caulk.

Please Note: We cannot be responsible for exact matches to the original finish.

- 3) The Report:** Findings will be documented in the form of a written report. The report contains relevant findings, photographs, moisture readings and locations, recommendations and miscellaneous information which we believe is of value to the Client. The report should be saved and passed on to the next homeowner so that the next homeowner may compare our findings with any that they or their agents may observe.

LIMITATIONS AND EXCLUSIONS : This survey and report is not a warranty or guarantee that the EIFS system will function properly for any period of time in the future. Michael Leavitt & Co Inspections, Inc. provides no warranty, expressed or implied, of merchantability or fitness for any particular use or purpose of the home or any system contained in or on the home. We assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature.

If the Client requires elimination of risk, we advise them to forego this survey and replace the EIFS with another product. If the Client decides that these approaches are not practical or cost effective, then our report can be used to help them decide what level of repair is needed in order to help strike a balance between risk reduction and the cost of repair. The report is the property and copyright of Michael Leavitt & Co Inspections, Inc. We have granted the Client permission for their personal use.

It is always possible that damage exists which is neither wet nor visible at the time of testing. The only way to guarantee the presence or absence of such damage is to completely remove the system. Michael Leavitt & Co



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Inspections, Inc. and it's agents cannot be held responsible for hidden damage.

PROFESSIONAL INSURANCES: Currently none of the insurance carriers for Home Inspectors offer Errors & Omission (E&O) insurances for EIFS Moisture Intrusion Evaluations. Michael Leavitt & Co Inspections, Inc. does carry general liability insurances but no E&O.

CONFIDENTIALITY: The Client agrees to indemnify, defend and hold harmless Michael Leavitt & Co Inspections, Inc. from third party claims relating to this EIFS Moisture Intrusion test or Inspection Report.

ARBITRATION : If you feel that the Inspection was negligent in some respect, you are personally expected to immediately communicate this IN WRITING to the address above within ten (10) business days of discovery. Communication must be from the party originally contracting with us for our service.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the EIFS Evaluation or EIFS Inspection Report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

Property or equipment in dispute must be made accessible for re-inspection and arbitration. The accepted standard against which the inspection will be judged will be the "Standards of Practice" as published by the Georgia Association of Home Inspectors (GAHI). Arbitration shall occur at the property in question. All inspections will be judged against the performance of a reasonably fair and diligent inspection and not against results or occurrences. By agreement herein, no settlement in favor of the client shall exceed \$500.00 or the inspection fee, whichever is greater. Disputes settled without complete favor to the client will mandate payment of fees at the hourly rate of \$110.00 per hour for time invested by our staff or principals.

GENERAL INFORMATION:

AREA: Hillside community.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.

CLIMACTIC CONDITIONS:

TEMPERATURE: 84 degrees.
CONDITIONS: Sunny.
SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF HOUSE: 10-12 years.
BUILDING TYPE: Single Family Dwelling.
STORIES: 2
SPACE BELOW GRADE: Basement.

TOPOGRAPHY

LOT TYPE: Hillside lot.

EIFS INFORMATION

EIFS LOCATIONS: EIFS is installed on all 4 sides of the home.
SHEATHING: Plywood.
SUBSTRATE: 2" foam with 2 more inches on the window and door trim.
SEALANT APPLIED: None - The owner is having exterior work done and told us that sealing the probing holes was not necessary.



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TEST EQUIPMENT:
TEST PERSONNEL:

Tramex Wet Wall Detector, Protimeter Surveymaster.
Michael D. Leavitt.

There are three basic parts of the inspection - 1) a visual observation of installation details 2) a surface scan 3) and an intrusive probe where required. All three parts of the inspection are essential for a complete Moisture Intrusion Inspection Report.

The Moisture Intrusion Inspection conducted at the above address, conducted by our testing firm, is performed according to the Protocol as set forth by the Georgia Association of Home Inspectors (GAHI).

Although the testing performed is extensive, and to the best skill and knowledge currently available, the only way to be 100% certain that there are no problems is to eliminate (remove) the EIFS cladding. In most cases this is not economically feasible.

The following percentages are used as a guideline when making recommendations for corrective action:

Test reading of up to 20% - additional caulking may be necessary at door, window, and trim locations.

Test reading is between 20%-30% - determine point of origin of water and repair location; additional caulking may be necessary at door, window, and trim locations.

Test reading of 30% or higher - remove siding, and inspect the framing for structural damage, repair as necessary; determine point of origin of water and repair location; additional caulking may be necessary at door, window, and trim locations.

VISUAL INSPECTION

The visual inspection is conducted to observe installation details and defects.

The following details were noted as being incorrect, according to general industry (EIMA-EIFS Industry Members Association) installation standards available. (There are some minor variations from one manufacturer to another. If possible, we recommend finding out which the original manufacturer of this product was. This is also necessary in order to determine status in any litigation.)

EIMA EIFS DEFINITIONS

ADEQUATE:

Items noted below as Adequate, appear to be installed properly.

INCORRECT - ACCEPTABLE:

Items noted below, as INCORRECT-appears acceptable at this time, although the item appears to be installed incorrectly, the item appears to be performing adequately at the time of the inspection; there is no guarantee of future performance.

INCORRECT - REPAIR:

Items noted below as INCORRECT-repair, are installed incorrectly and appear to be the source of or causing problems with the system.



TERMINATIONS

ON GRADE:

Adequate - Appears to be installed correctly. The only areas where this is violated is at the door frames where the EIFS is brought down to the concrete slab level.

Where the EIFS terminates on a driveway, patio, sidewalk, etc., the foam substrate should be backwrapped and have an expansion type joint installed. This is typically not done, because the flow of residential construction does not allow for this. The exterior concrete flatwork (driveway, walkway, and patio) is usually completed late in the schedule.

ROOF:

Adequate - Appears to be installed correctly. The EIFS is set back at least 6" from the roof.

The foam substrate should be held off the roof a minimum of 2 inches and back wrapped.

BELOW GRADE:

INCORRECT - Repair. The north side backyard garage door lower EIFS on the frame does not meet the recommended 6" clearance with the ground.

The foam substrate should not terminate below grade. The foam substrate should terminate approximately 6-8 inches above grade, then backwrapped and sealed to the foundation.

This mainly serves two purposes-

- 1) Prevent wicking, or capillary, action of the foam substrate and sheathing.
- 2) Eliminate a termite path into the structure. This is the more important of these 2 items. The foam creates an ideal environment for termite travel. Once the termites have entered the foam, it is impossible to treat chemically. Removal of the system to a point where no tunnels are visible is necessary.

BACKWRAPPING

WINDOWS:

Unable To Verify.

DOORS:

Unable To Verify.

PENETRATIONS:

INCORRECT - Repair. The pipe penetrations need sealant with EIFS approved sealant.

TERMINATIONS:

INCORRECT - Appears to be acceptable at this time. The obvious non-backwrapped areas were at the upper front roof/chimney joints.

BACKER ROD & SEALANT

WINDOWS:

INCORRECT - Repair. Separation cracks were found at most of the window/EIFS joints. The EIFS was applied without allowing room for a 1/2" wide joint with backer rod and sealant. Instead, The finish was run all the way up to the windows and then caulked.

DOORS:

INCORRECT - Repair. Sealant is needed in the separation joints.

GRADE TERMINATIONS:

INCORRECT - Appears to be acceptable at this time.

EXPANSION JOINTS:

Expansion joints were not found.



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EXPANSION JOINTS

DISSIMILAR MATERIALS:

INCORRECT - Repair. The concrete stones were applied over the top of the EIFS. There are numerous separation cracks and missing mortar around the entire perimeter. It is recommended that the cracked/separated/missing mortar be repaired.

FLOOR LEVELS:

INCORRECT - Appears to be acceptable at this time. Horizontal expansion joints were not used at the floor level breaks.

Expansion joints should be used where EIFS terminates, meets a dissimilar material, and between floor levels. The typical expansion joint is a flexible, watertight joint utilizing backer rod and sealant. Expansion joints at the floor level are usually inch in width; typical joint at windows and doors is inch. Expansion joints help to prevent excessive settlement cracking and bowing.

HORIZONTAL SURFACES

TRIM DETAILS:

INCORRECT - Repair. There is damage to the trim over the top of the north garage door. All of the trim on the home was installed with horizontal surfaces, instead of the recommended beveled surfaces. This does not allow water to drain off the top. It is recommended that the damaged areas be repaired and that all of the horizontal surfaces be monitored for any future deterioration.

FLASHINGS

WINDOWS:

Unable To Verify.

DOORS:

Unable To Verify.

DECKS:

Unable To Verify.

FLASHING POINTS:

INCORRECT - Repair. Diverter flashing was not used at the EIFS/rain gutter joints. This has allowed deterioration to occur at the SE chimney on the south and east sides. It is recommended that diverter flashing be installed and sealant added between the EIFS/gutter. The resulting damage is discussed in the damage section.

REMARKS:



The entire exterior was installed without giving thought as to how any moisture that would get into the walls could effectively get out. You will notice deterioration of the concrete trim blocks at numerous locations. It is presumed that this deterioration at least partially has come from moisture in the walls trying to drain down and get out. The system was not designed with flashing that would allow moisture to run out and over the lower trim blocks.

Flashing should be utilized to properly direct water away from the structure. Windows, doors and deck attachments are the most typical areas where flashing is used. Although flashing has been required for several years, many builders felt that flashing on stucco-type exteriors was not necessary. Check for proper flashing details. Flashing



points, where a gutter meets a sidewall, are one of the most common areas for excessive moisture intrusion.

PENETRATIONS

ELECTRICAL PANEL:	INCORRECT - Repair. Add Sealant.
GAS ENTRY:	INCORRECT - Repair. Add Sealant.
LIGHT FIXTURES:	INCORRECT - Repair. Add Sealant.
OTHER PENETRATIONS:	The A/C and electrical conduit entries also need sealant.

DAMAGED AREAS

LOCATION 1:



Woodpecker Hole - There is a 2" woodpecker type hole over the north western end doorway. There is a 6" area of missing foam behind the 2" hole. The area tested dry for moisture = Patch.

LOCATION 2:

Woodpecker Hole - There is a 2" woodpecker type hole at the south west corner in the corner eave to the east of the master bedroom deck. There is a 8" area of missing foam behind the 2" hole. The area tested dry for moisture = Patch.



LOCATION 3:

There is a 2" x 2" "L" shaped damage cave in behind the large tree to the east of the master bedroom deck = Patch.

LOCATION 4:

There is another 3/4" woodpecker type hole over the A/C compressor breaker box = Currently dry = Patch.

LOCATION 5:

There is damage over the north garage exit door = Dry = Patch.

LOCATION 6:

There are areas of exposed mesh at the north chimney. The damaged area are on the east wall over the A/C compressor. This area had moisture readings in the 20%-30% WME = Repair, monitor and test later.

LOCATION 7:

Small Woodpecker Holes = There were over 100 small little woodpecker holes. They measure about 3/16" in diameter. None of them had elevated moisture readings around them = Recommend patching and trying to keep the Wood Peckers away from the home.



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- LOCATION 8:** Southeast Chimney South = There is dark stainage on the wall from the gutter level downward to the concrete stones. Elevated moisture readings were also identified. Repairs will be needed.
- LOCATION 9:** Horizontal Cracks = Cracks were observed on several of the south side EIFS at the lower edge of the south facing window/EIFS joints. Locations - West window lower right, Center window lower left and right, East window lower left.
- LOCATION 10:** Southeast Chimney East at the northern end = There is dark stainage on the wall from the gutter level downward to the concrete stones. Elevated moisture readings were also identified. Repairs will be needed.

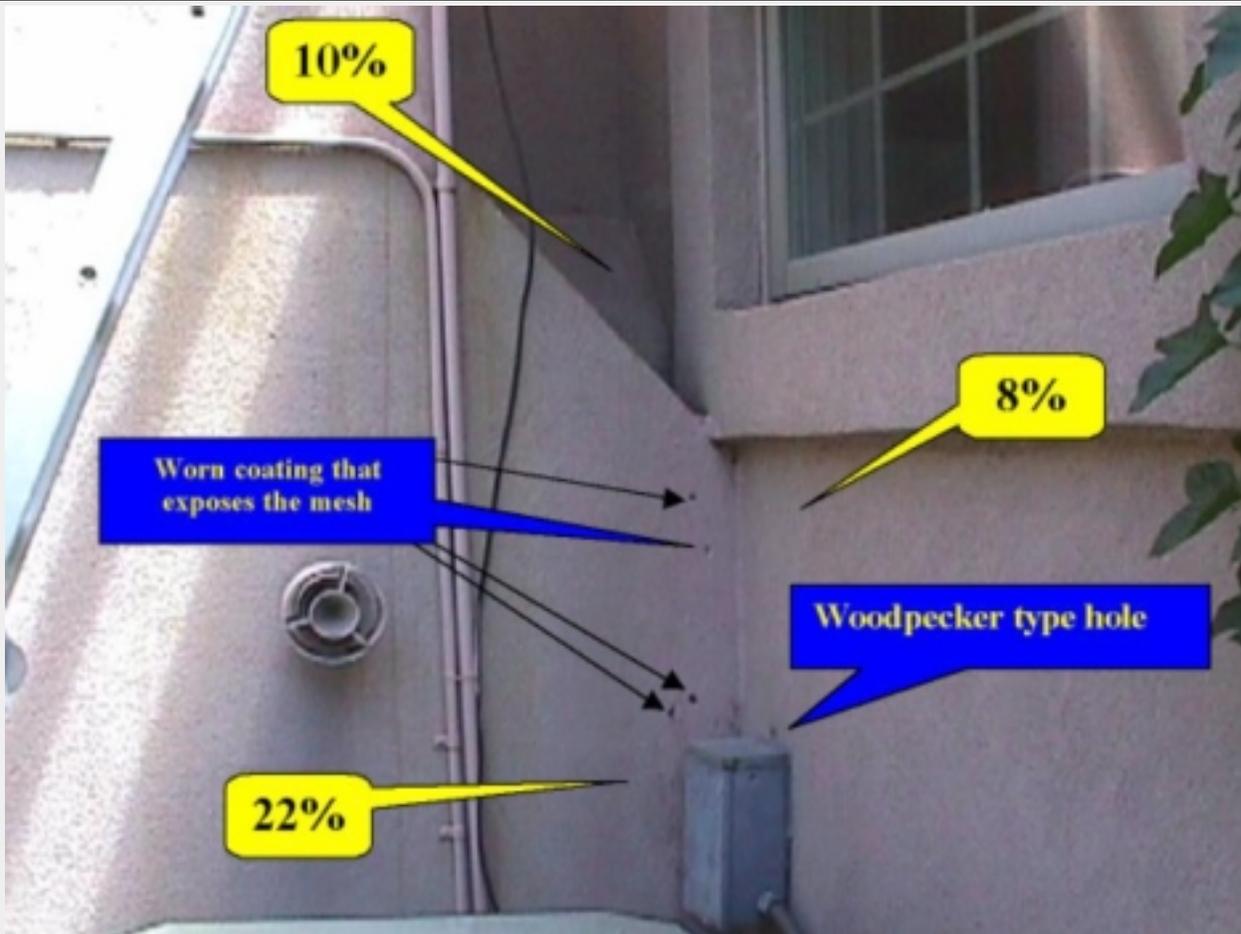
Areas that are cracked or damaged should be repaired. The finish coat and base coat material should be removed.

If the insulation board is not damaged: the base coat, mesh and finish coat can be reapplied.

If there is damage to the insulation board: remove and replace the damaged section of insulation board, reapply base coat, mesh, and finish coat.

MOISTURE READINGS

LOCATION 1: Over the archway above the BBQ = 16%



LOCATION #2 PHOTO.

LOCATION 2:

North chimney on the west side from about 4' above the A/C compressor on down the wall. 22% = This moisture looks to be related to the complex valley nook created out of EIFS and the fact that there is deteriorated base and top coats. It is recommended that the area be repaired, monitored, and retested later. The valley tested 10% and near the window 8%

LOCATION 3:

North large woodpecker hole. 9%

LOCATION 4:

South woodpecker hole. 8%

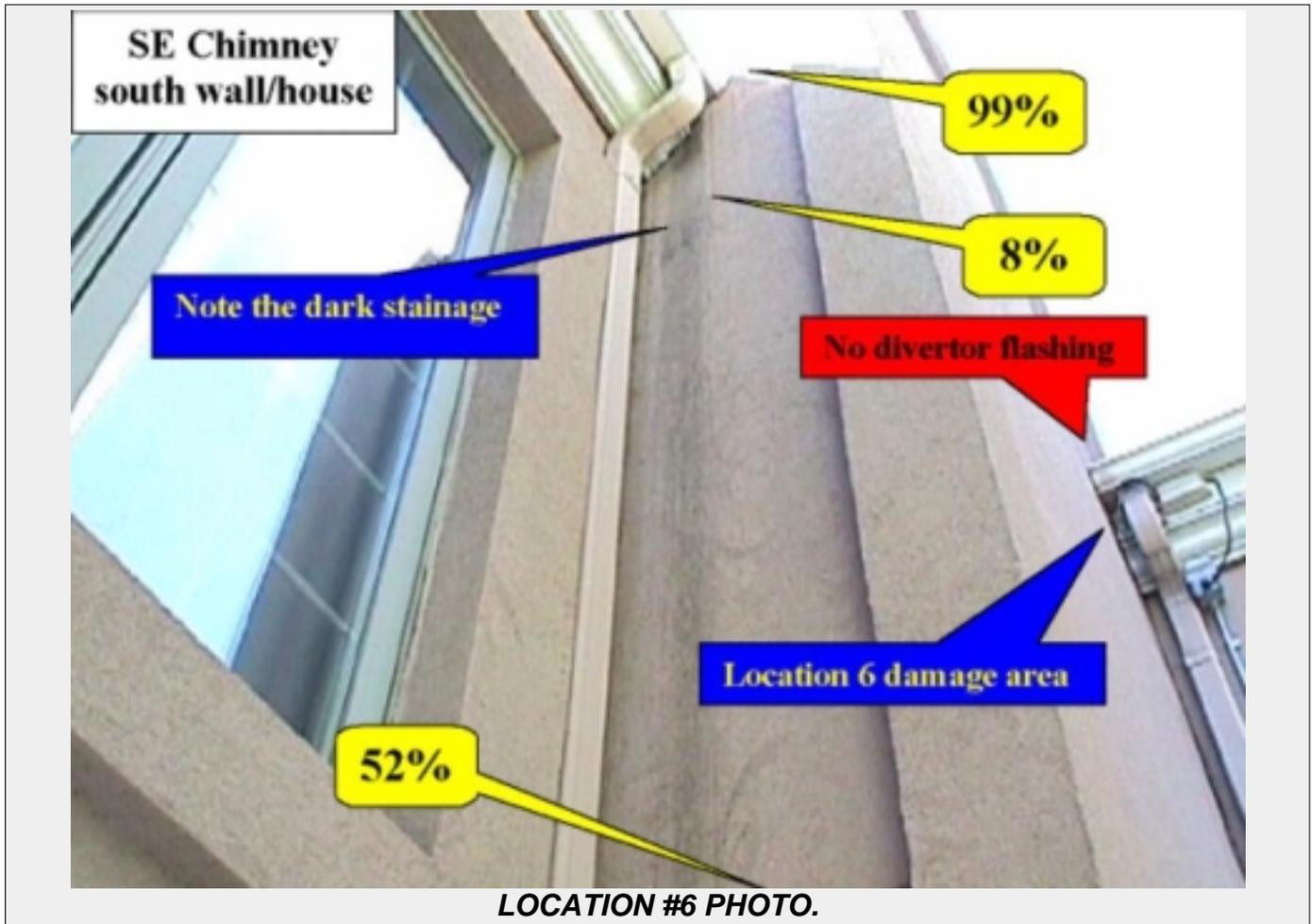
LOCATION 5:

South "L" shaped damage spot behind the tree east of the master bedroom balcony. 8%



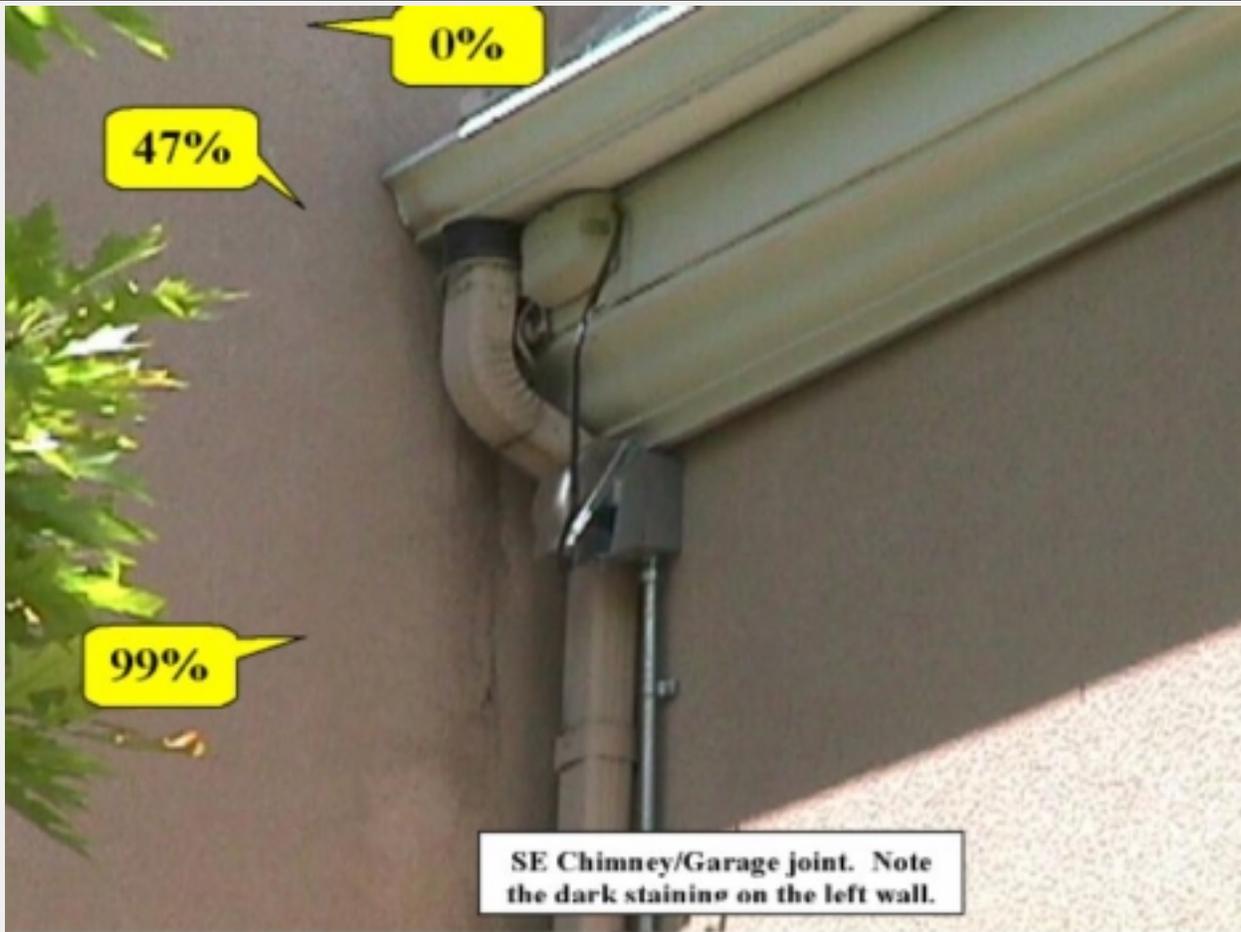
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LOCATION 6:

Southeast chimney south wall..... Test reading of 30% or higher = remove siding, and inspect the framing for structural damage, repair as necessary; The point of origin is at the upper appears to be the gutter/EIFS joint. This was determined by probing the surface above the gutter areas to find normal readings. Elevated readings occurred from the gutter on down. It should be noted that there was no diverter flashing installed and no sealant used. Above gutter 9%, At the gutter 99%; Even with the top of the window 99%; Even with the bottom of the window 52%; At the base 99%



LOCATION #7 PHOTO.

LOCATION 7:

SE Chimney East at the northern end. **Test reading of 30% or higher** - remove siding, and inspect the framing for structural damage, repair as necessary; The point of origin is at the upper gutter EIFS joint. This was determined by probing the surface above the gutter areas to find normal readings. Elevated readings occurred from the gutter on down. It should be noted that there was no diverter flashing installed and no sealant used. Above the gutter 0%; At the gutter 47%; Two feet down from the gutter 99%; Six feet down from the gutter 27%; at the base 26%

SUMMARY

RE-TESTING RECOMMENDATION:

Annual - It is recommended that the exterior structure should be tested for EIFS Moisture Intrusion annually.

Please refer to the entire report and not just this SUMMARY section.

- 1) The installation of the EIFS is typical of residential construction a decade ago.
- 2) There is some moisture intrusion into the EIFS system and repairs are needed. **The repairs needed to the EIFS system should be performed by a Certified EIFS Specialist. They will best be able to dictate and perform the proper repairs.**
- 3) The woodpecker holes that we were originally called upon to evaluate show no wood deterioration or elevated moisture levels, although EIFS deterioration is present from their pecking.



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FURTHER INVESTIGATE - The following were areas where elevated moisture readings over 30% WME were found = **Please refer to the report in its entirety.**

MOISTURE READINGS

LOCATION #6 PHOTO.

LOCATION 6:

Southeast chimney south wall..... Test reading of 30% or higher = remove siding, and inspect the framing for structural damage, repair as necessary; The point of origin is at the upper appears to be the gutter/EIFS joint. This was determined by probing the surface above the gutter areas to find normal readings. Elevated readings occurred from the gutter on down. It should be noted that there was no diverter flashing installed and no sealant used. Above gutter 9%, At the gutter 99%; Even with the top of the window 99%; Even with the bottom of the window 52%; At the base 99%

LOCATION #7 PHOTO.

LOCATION 7:

SE Chimney East at the northern end. **Test reading of 30% or higher** - remove siding, and inspect the framing for structural damage, repair as necessary; The point of origin is at the upper gutter/EIFS joint. This was determined by probing the surface above the gutter areas to find normal readings. Elevated readings occurred from the gutter on down. It should be noted that there was no diverter flashing installed and no sealant used. Above the gutter 0%; At the gutter 47%; Two feet down from the gutter 99%; Six feet down from the gutter 27%; at the base 26%

DAMAGE & REPAIR - The following are damaged areas that need repair = **Please refer to the report in its entirety.**

EXPANSION JOINTS

DISSIMILAR MATERIALS:

INCORRECT - Repair. The concrete stones were applied over the top of the EIFS. There are numerous separation cracks and missing mortar around the entire perimeter. It is recommended that the cracked/separated/missing mortar be repaired.

HORIZONTAL SURFACES

TRIM DETAILS:

INCORRECT - Repair. There is damage to the trim over the top of the north garage door. All of the trim on the home was installed with horizontal surfaces, instead of the recommended beveled surfaces. This does not allow water to drain off the top. It is recommended that the damaged areas be repaired and that all of the horizontal surfaces be monitored for any future deterioration.

FLASHINGS

FLASHING POINTS:

INCORRECT - Repair. Diverter flashing was not used at the EIFS/rain gutter joints. This has allowed deterioration to occur at the SE chimney on the south and east sides. It is recommended that diverter flashing be installed and sealant added between the EIFS/gutter. The resulting damage is discussed in the DAMAGE and the MOISTURE sections of the report.

REMARKS:

The entire exterior was installed without giving thought as to how any moisture that would get into the walls could effectively get out. You will notice deterioration of the concrete trim blocks at numerous locations. It is presumed that this deterioration at least partially has come from moisture in the walls trying to drain down and get out. The system was not designed with flashing that would allow moisture to run out and over the lower trim blocks.

MOISTURE READINGS

LOCATION 2:



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North chimney on the west side from about 4' above the A/C compressor on down the wall. 22% = This moisture looks to be related to the complex valley nook created out of EIFS and the fact that there is deteriorated base and top coats. It is recommended that the area be repaired, monitored, and retested later. The valley tested 10% and near the window 8%

EXPOSED FOAM, MESH and/or BASE COAT - There should be no visible components of the EIFS system (other than the finish coat) = Repair.

AREAS OF CONCERN - The following are areas of the structure that need sealing and maintaining = **Please refer back to the report in its entirety.**

TERMINATIONS

BELOW GRADE:

INCORRECT - Repair. The north side backyard garage door lower EIFS on the frame does not meet the recommended 6" clearance with the ground.

BACKER ROD & SEALANT

WINDOWS:

INCORRECT - Repair. Separation cracks were found at most of the window/EIFS joints. The EIFS was applied without allowing room for a 1/2" wide joint with backer rod and sealant. Instead, The finish was run all the way up to the windows and then caulked.

DOORS:

INCORRECT - Repair. Sealant is needed in the separation joints.

WINDOW/EIFS SEPARATIONS - There is some minor moisture intrusion occurring at window openings. All joint areas around window openings, where the EIFS meets the wood trim, should be properly sealed. This is necessary to prevent the moisture intrusion that is presently occurring.

There are several methods of repair, including:

- 1) A complete retrofit to Manufacturer Installation Specifications. This is very costly and the benefits are arguable.
- 2) The second option is the installation of a fillet-type joint. This can be done by using a smaller backer rod and sealant or the use of bond breaker tape and sealant. Both of these methods allow the sealant the proper amount of movement required. This type of repair has shown to be an effective method.
- 3) A third option is to simply caulk around the doors and windows.

DIVERter FLASHING - Diverter flashing should be installed at all of the gutter/EIFS joints. There is moisture intrusion occurring in this area.

EIFS TO GROUND CONTACT - There should be no foam to ground contact. The foam should terminate above grade (minimum 3 inches) and be sealed against the foundation, as most of the EIFS appears to be. Remove the dirt adjacent to this area.

This item is critical in relation to the possibility of termite infestation. If termites or termite tunnels are found in the foam, the foam will need to be removed to a point where there is no further indication of infestation (holes or mud in the foam). If any areas of previous termite infestation exist, they should be carefully examined when the foam is terminated above grade.

SEAL PENETRATIONS - All penetrations should be properly sealed bibs, light fixtures, etc.



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EIFS TO WOOD - Maintain adequate caulk/sealant at the wood-to-wood joints at the windows.

TRIM SHRUBBERY - Trim and maintain shrubbery away from the house.

LOCATING AN EIFS SPECIALIST - The GAHI EIFS Moisture Intrusion protocols recommend that the elevated moisture areas over 30% WME be opened up to determine the extent of the damage. This means that destructive discovery holes be made through the top coat, base coat, mesh and foam to reveal the wood structure behind the EIFS system. The destructive discovery and subsequent repairs are best performed by a Certified EIFS Applicator. To find a Certified EIFS Applicator you can contact one of the major EIFS manufacturers for a list of qualified personnel. Obtaining a contractor through personal referrals or references is the best method. Please read the full report.

RE-TESTING - Re-testing of the EIFS should be a regular part of this home's maintenance. Doing so will help to identify areas that allow moisture in behind the surface. Early identification of moisture intrusion and repair will prevent rot and prolong the structural integrity of the building. This EIFS Moisture Intrusion Evaluation was performed to try to identify the current elevated moisture areas. There could be other hidden damage areas where previous rot has occurred, but on the day of the evaluation tested currently dry. This is why regular testing is so important. X-ray vision would be better, but the technology is not available yet.

Thank you for selecting our Inspection firm to perform your EIFS Moisture Intrusion Evaluation. If you have any questions or concerns regarding the findings or the report, please call us at (801) 225-8020.

Respectfully,

Michael D. Leavitt - Certified EIFS Inspector