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# STUCCO REPORT



**6167 W Teton Park Dr - Herriman, UT**

This stucco 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.

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COPYRIGHT LAWS.**



***WARNING... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless Michael Leavitt & Co from third party claims relating to this inspection report.***

## CLIENT & INSPECTION INFORMATION

CLIENT'S NAME:	Bill Miller.
DATE OF INSPECTION:	07/03/2023
START TIME:	8:00 AM
INSPECTION #:	70323A
INSPECTOR:	Michael D. Leavitt - Master Inspector
CLIENT'S AGENT:	None - Owner Occupied



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## SCOPE & LIMITATIONS

This report is designed to be used by the client to help them make sound decisions regarding the property. The inspection and report are intended to be used as a tool to help reduce the 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. In many cases, moisture/damage is found and further evaluation/destructive discovery/corrective repairs are needed.

The inspection and report are conducted by knowledgeable individuals representing Michael Leavitt & Co Inspections, Inc. These individuals are familiar with traditional stucco and EIFS stucco systems, applications, and known issues associated with these systems. There are no set protocols for evaluating traditional hard coat stucco systems, so experience with protocols for EIFS systems combined with a common sense approach is what is used to find moisture and/or damage in this stucco. Recommendations are based on general manufacturer guidelines and also knowledge gained through the experience of the individuals conducting the inspection. All information is based on our current knowledge, of which we learn more with each passing day. **These recommendations constitute our best opinion and in no way should be considered a warranty or guarantee against existing or future damages.**

### VISUAL SPECTION ONLY:

The inspection and testing consists of four components:

- 1) **VISUAL INSPECTION** - We will visually inspect the application to determine if the installed system is traditional hardcoat stucco, EIFS or a hybrid system.
- 2) **INSTALLATION EVALUATION** - The system will be evaluated visually to document areas that are currently damaged and/or prone to moisture damage.
- 3) **MOISTURE PROBING** - NOT PERFORMED.
- 4) **THE REPORT** - Findings will be documented in the form of this computer generated report. The report contains relevant findings, photographs, damage areas, recommendations and miscellaneous information which we believe is of value to our client.

**LIMITATIONS AND EXCLUSIONS** : The inspection and report are not a warranty or guarantee that the traditional hardcoat stucco or EIFS stucco system will function properly for any period of time in the future. It is also no guarantee that there is not current concealed damage in the structure. All that we can assure you is that we did all within our limited ability to find moisture and damage given the facts and clues discovered during the inspection. Weather, time of year, and just plain luck often play key roles in finding damage. I wish that we had some special powers to find any and all damage --but we do not. 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 structure. 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... This includes damage and/or illness related to mold. If the Client requires elimination of risk, we advise them to forego this inspection and replace the traditional hardcoat stucco or 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. The report should also be shared with repair firms to aid them in their bidding process. In the repair process you can bet that more damage will be revealed that was neither found during the inspection nor identified in this report. Please do not be frustrated by this fact. It is always possible, and in fact probable, that damage exists which was not identified nor visible at the time of our inspection. The only way to guarantee the presence or absence of such damage, as mentioned earlier, is to completely remove the entire system. Michael Leavitt & Co Inspections, Inc., and it's agents cannot be held responsible for hidden damage.

**MOISTURE EQUALS MOLD** - Moisture will probably be found in the structure during our evaluation. If moisture is



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found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of this report, then we want our client to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience with mold and mold mitigation to help them.

**PROFESSIONAL INSURANCES:** Currently none of the insurance carriers for home inspectors offer errors & omission (E&O) insurances for traditional hardcoat stucco & EIFS moisture intrusion evaluations. Michael Leavitt & Co Inspections, Inc. does carry general liability insurances but no E&O for this service. This means that we are not a deep financial pocket.

**CONFIDENTIALITY:** The client agrees to indemnify, defend and hold harmless Michael Leavitt & Co Inspections, Inc. from third party claims relating to this hardcoat stucco and/or EIFS moisture intrusion evaluation. We also agree to not discuss the findings with third parties unless it is in your best interest such as with repair firms trying to solidify their bids. With our clients permission we will discuss the findings of the report with third parties wishing further clarification such as homeowner associations, prospective buyers, lawyers, builders, applicators, etc. After receiving our clients permission, these third parties can hire us at our normal consulting rate of \$135.00 per hour (2 hour minimum) to discuss the issues in this report. We do not calculate the extra time in our initial inspection fee for discussion of the issues with anybody but our client. The extra third party consultations are usually "Did you really mean what you stated in the report?" type conversations and our response is always the same. "Yes we really meant just what we stated in the written report." Sometimes third parties want additional information, details, explanations, or further testing and we are happy to provide this additional fee service after we have received our original clients permission.

**ARBITRATION :** If you, our client, feel that the Inspection was negligent in some respect, then 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 hardcoat stucco and/or EIFS moisture intrusion evaluation 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 judgment on the award may be entered in any court of competent jurisdiction.

Property and damage in dispute must be made accessible for re-inspection and arbitration. Once again there are no set industry standards to inspect hardcoat stucco and/or EIFS stucco systems. This makes it difficult for the Arbitrator because he has no set standards to follow. All he can determine is if the time was fairly invested into the discovery process and the resulting report. 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 \$135.00 per hour for time invested by our staff or principals.



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## INSPECTIONS SCOPE:

This is a visual evaluation only.

## STRUCTURE(S) INSPECTED:

Main home.

## ONSITE DISCUSSIONS:

I was accompanied by my client throughout my visit. We looked at the exterior and the unfinished basement for signs of stucco and moisture related issues.

# DEFINITIONS

## STUCCO REPORT DEFINITION KEY

### PLEASE NOTE:

The following definitions will be used throughout this report when describing the reportable conditions.

### APPEAR:

The word "Appear" is used to disclose the fact that most of the installation details in stucco systems are concealed from our view. For example, when a backer rod & caulking joint it should be understood that all we can see is the exterior surface of the caulking. We can look for how well it is bonded to the two surfaces but we have no idea how thick the caulking is or if backer rod was used since it is concealed from our view. The word "Appear" is used sparingly throughout this report as we are trying to state clearly what is viewed and identified. It is, however, used in the next definition.

### ADEQUATE:

Items described in this report as "Adequate" appear to be installed and functioning correctly. Please remember that the detail described must be fully torn apart to see if it was done correctly and this type of destructive discovery is beyond the scope of our evaluation unless we are specifically asked to do so. This means that we visually looked at the installation and the visible portions looked to be performing as designed. Items reported as "Adequate" will also require regular evaluations in the future to verify their continuing performance.

### INCORRECT - ACCEPTABLE:

Items described in this report as "INCORRECT - ACCEPTABLE" are items that were not installed according to industry accepted standards. And even though the item is incorrectly installed the item still looks to be performing adequately at the time of the inspection. In other words they did it wrong but it still seems to be working. Items that receive this rating are wrong and there is no guarantee on our part for its future performance. And while many property owners accept the mis-installation and decide to not perform corrective repairs it is always our recommendation to make corrective repairs to help ensure long term future performance.

### INCORRECT - REPAIR:

Items described in this report as "INCORRECT - REPAIR" are items that are installed incorrectly and corrective actions are needed. In most cases this mis-installation has been directly attributed to either moisture entry or stucco system failure. A good example of this is the lack of or inadequate diverter kick-out flashings at roof to wall connections. This is a common mis-installation and is usually a direct source of moisture entry and damage inside the wall system. Items given this rating should be further evaluated and repaired without question.



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## GENERAL INFORMATION

### GENERAL INFORMATION

AREA: New 55+ community.  
PROPERTY OCCUPIED? Yes.  
CLIENT PRESENT? Yes.  
PROPERTY OPENED BY: Homeowner.

### CLIMATIC CONDITIONS

TEMPERATURE: 66 degrees. The temperature increased during the inspection.  
CONDITIONS: Sunny.  
SOIL CONDITIONS: Dry.

### BUILDING CHARACTERISTICS

MAIN ENTRY FACES: North.  
ESTIMATED AGE OF STRUCTURE: 2023.  
BUILDING TYPE: Single Family Dwelling.  
STORIES: 1  
SPACE BELOW GRADE: Basement.

### TOPOGRAPHY

LOT TYPE: Flat lot. The neighborhood slopes downward to the east. Water easily flows off the lot to the east and to the catch basin in the large future park lot to the south of the home.  
ROOF DRAINAGE: Use of Rain Gutters and Downspouts is Good.  
WINDOW WELLS: Good.  
FOUNDATION DRAINAGE: Good.

### STUCCO INFORMATION

STUCCO TYPE: There is a traditional hardcoat stucco installed and not the synthetic EIFS type product.  
STUCCO LOCATIONS: Stucco is installed on the right, rear, and left sides of the home. The front of the home has a faux stone that is set onto a stucco base coat.



SHEATHING: Oriented Strand Board.  
UNDERLAYMENT: Did Not View.  
WIRE LATH: Yes.  
SEALANT APPLIED: None.  
TEST EQUIPMENT: No probing was performed.  
TEST PERSONNEL: Michael D. Leavitt.



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## VISUAL INSPECTION

### VISUAL INSPECTION OBSERVATIONS:

**PLEASE NOTE:**

The visual inspection was conducted to observe installation details and defects. The following details were noted as being incorrect, according to general industry installation standards available.

**PLEASE NOTE:** There are some variations from one manufacturer to another as well as between varying types of stucco systems. If possible, we recommend finding out which the original manufacturer of this product. This information is also necessary in order to determine status in any litigation.

**CRACKING:**

**PRIMARY COMPLAINT** - This home has hairline curing cracks on all three sides of the home. The amount of cracking is excessive and repairs are recommended.

**IMPACT DAMAGE:**

I found one two inch gouge on the right side near the trash cans.



**STAINING:**

None.

**STRUCTURAL CONDITIONS:**

I found no signs of major foundation structural movement or shifting. The hairline cracking is NOT related to major house movement.

## TERMINATIONS

**GENERAL CONDITIONS:**

Good.

**ON GRADE:**

INCORRECT - Appears to be acceptable at this time.

**BELOW GRADE:**

None.

**SOFFITS:**

Good.

**SCREEDS:**

Good.





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## SEALANT

**GENERAL CONDITIONS:**

I found no sealant at the differential material joints.



**WINDOWS:**

None.

**DOORS:**

None.

**PLEASE NOTE:**

The ASTM standards for the application of Portland Cement-Based Plaster requires sealant at the exposed ends and edges of the system. This includes penetrations and joints with dissimilar materials such as doors and windows. Please refer to ASTM C 926 A2.1.3.

## EXPANSION JOINTS

**GENERAL CONDITIONS:**

Good.





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## HORIZONTAL SURFACES

GENERAL CONDITIONS:

None.

## FLASHINGS

GENERAL CONDITIONS:

Fair. Penetrations need sealant to help finish the detail.

WINDOWS:

All flashings are concealed. There are no through the wall visible cap or pan flashings.

DOORS:

All flashings are concealed. There are no through the wall visible cap or pan flashings.





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## HAIRLINE CRACKS

### OBSERVATIONS

**WHERE:**

I found hairline cracking on all three sides of the home. The amount is excessive and repair is needed.

**WHAT IF?:**

The question often uttered is, "What if I do nothing?" I think this is a valid question, as the cracks are small and do not show any signs of being related to water entry into the wood structure. But that is the issue, we are catching this early before there is any major damage to the structure.

**MOISTURE/STUCCO:**

Please understand that moisture migrates through traditional hardcoat stucco. It is not a waterproof material and the thickness of the stucco determines how much moisture can actually pass through to the drainage plane beneath the stucco. This is important to understand because the drainage plane is also not waterproof. The installation of metal flashings and the chicken wire metal lath has staple/screw/nail fasteners that penetrate the drainage plane material. Yes, whether felt paper or housewrap, the installation of the system puts hundreds of tiny holes through the material. This is not an issue, unless too much water is allowed to reach the safety drainage plane behind the cladding. This is where the hairline cracks become an issue, as they allow easy water entry through the thick stucco.

**REPAIR:**

I recommend a crack patching and refinishing of the stucco to address the documented cracks.

**METHOD:**

There are varying approaches to repairing hairline cracks. When there are just a few, some try to dry patch, but this rarely works and you can usually see the patched crack lines. Some try to caulk the cracks, and this just draws attention. If limited to a certain area, some will grind the cracks and bond the two sides and then re-color coat the section to color match the rear of the exposure. In this case, you need complete wall patching. This typically involves applying fiberglass mesh and then re-applying a final color coat.

**SIDING:**

Another option is to apply a new cladding over the current stucco. Some owners prefer the Hardie style siding on all of the exposures. If you wanted to do it, then now would be the time. As we discussed on site, check with the HOA for any prohibitions or restrictions. This would also be true if you wanted to change the color of the stucco finish coat. HOA's can have all sorts of restrictions/limitations.

**REMARKS:**

I will document the cracks areas by area...



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## RIGHT SIDE #1

**LOCATION:**

Right side starting closest to the street.

**SIZE:**

10'x10'

**FEET OF CRACKING:**

I identified 15 linear feet of cracking in this area.

**CRACKS 01:**

Below panel.



**CRACKS 02:**

From the upper right of the panel.



**CRACKS 03:**

Window corner crack.



**CRACKS 04:**

Vertical below the window.



**REMARKS:**

**EXCESSIVE** = The amount of hairline cracking is deemed excessive.





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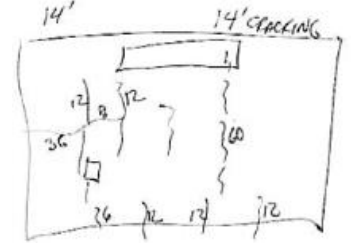
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## RIGHT SIDE #3

LOCATION:

Right side third section from the street.



SIZE:

14' wide x 10' tall.

FEET OF CRACKING:

14' linear feet of cracking.

CRACKS 01:



CRACKS 02:



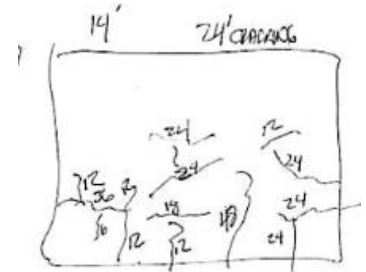
REMARKS:

**EXCESSIVE** = The amount of hairline cracking is deemed excessive.

## RIGHT SIDE #3

LOCATION:

Right side, final section ending at the rear corner of the home.



SIZE:

14' wide by 10' tall.

FEET OF CRACKING:

24' of cracking. It was surprising to see this amount of hairline cracking. The photos do not do it justice. Seeing it first hand and it becomes very obvious.



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CRACKS 01:



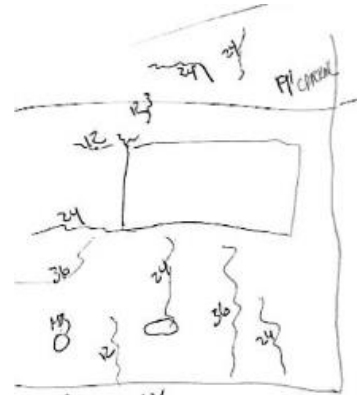
REMARKS:

**EXCESSIVE** = The amount of hairline cracking is deemed excessive.

## REAR #1

LOCATION:

Rear West.



SIZE:

13' wide. This exposure is taller with the gable.



FEET OF CRACKING:

19' of linear cracking.

CRACKS 01:





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CRACKS 02:



CRACKS 03:



## REAR #2 - MIDDLE

LOCATION:

Rear middle.

SIZE:

14'6" wide. This also has the tall gable.



FEET OF CRACKING:

8' of linear cracking. Keep in mind that the large 3-panel door occupies most of this main floor section.

CRACKS 01:



REMARKS:

**EXCESSIVE** = The amount of hairline cracking is deemed excessive.



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## REAR #3

LOCATION:

Rear east side.

SIZE:

9' wide.

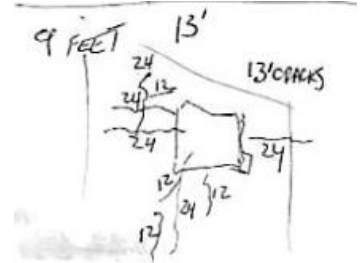
FEET OF CRACKING:  
CRACKS 01:

13' linear feet of cracking.

CRACKS 02:

REMARKS:

**EXCESSIVE** = The amount of hairline cracking is deemed excessive.







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## LEFT SIDE #3

**LOCATION:**

Left side. Third section from the rear of the home.



**SIZE:**

14'6" wide x 10' tall.

**FEET OF CRACKING:**

6.5 linear feet of cracking.

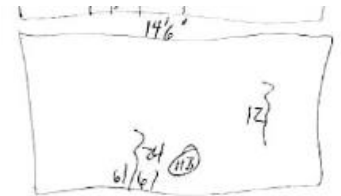
**REMARKS:**

This section has lesser amount of visible cracking. It could be that there are more, but the sun had already expanded them to make them less visible.

## LEFT SIDE #4

**LOCATION:**

Left side closest to the street.



**SIZE:**

14'6" wide x 10' tall.

**FEET OF CRACKING:**

5' linear feet of cracking.

**CRACKS 01:**



**REMARKS:**

This section has lesser amount of visible cracking. It could be that there are more, but the sun had already expanded them to make them less visible.

All damaged areas should be further evaluated and repaired by a reputable stucco contractor.



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## SUMMARY

### QUICK REFERENCE SUMMARY

**OVERALL CONDITIONS:**

**CRACKING:**

**LOCATING A STUCCO REPAIR**

**SPECIALIST:**

**REPAIRS ARE NEEDED.**

Excessive and widespread.

We have many repair firms in Utah that deal with traditional hardcoat stucco. I recommend a proven firm, like [www.RamBuilders.com](http://www.RamBuilders.com), that have a long track record of successful repairs. Many would recommend lesser caliber repairs and then you will be saddled with their attempts for years to come. Spot repair, covering with a fresh top coat, or attempting to use elastomeric paint are just short term solutions. In this case, with this installation, the application failed. The cause may have been product related, or it may have been weather related. At this point, it does not really matter if it was the manufacturer, or the installer and their methods, the result is the same. You have excessive stucco cracking within the first few months of the life of the home. This is NOT normal, and repairs need to be undertaken on this particular home. Please understand that this report has not been prepared to condemn either the builder, the installer, or the manufacturer. I have attempted to document the issues and provide a good course of action as a result of my time onsite evaluating the stucco on this home.

**REMARKS:**

I recommend cracking repairs on all three sides of the report. The current stucco installation failed and has an excessive amount of hairline cracks. This is beyond little spot repairs. Covering it with another top coat will result in the cracks returning, as the fractures through the layers are already present. If the goal is long term dependability, then have every exposure repaired as needed.

Thank you for selecting our Inspection firm to perform your stucco evaluation. If you have any questions or concerns regarding the findings or the report, please call us at (801)636-6816.

**REPORT PREPARED BY:**

Michael D. Leavitt - Inspector.

**PREPARATION DATE:**

07/03-5/2023.