



Confidential Inspection Report



Final Stucco Inspection Report

PREPARED EXCLUSIVELY FOR



LOCATED AT:



INSPECTED ON:

09/03/2026

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GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

STUCCO PROPERTY INFORMATION

Air Temperature (Degrees F)	67
Weather Conditions	Sunshine
Ground Conditions	Dry

Structure Type/Structure Inspected	Single Family
Structure Style	Tudor Revival

Year Built	1986
Structure Age	40
Occupancy	Vacant

Start Date/Time	05/07/2026 3:00PM
End Date/Time	05/07/2026 4:30PM
Last Rainfall and/or Snowfall	Approx. 1 day
Approx. Sq. Feet	4000-4500

STUCCO

Inspection Testing Equipment: The testing equipment is used to help locate areas of concern. It must be understood that the test equipment is not an exact science, but rather good tools used as indicators of possible areas of concern. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is an issue, nor do negative readings necessarily mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non-problem areas. This information is then used to help determine potential areas which may warrant more investigation. The following testing equipment was utilized in the stucco inspection.

Type : Tramex Exterior Wet Wall Detector (WWD)

The Tramex Exterior Moisture Encounter (WWD) w/a setting of 5 has a test range as follows: 10-13% = Low; 21-50% = Medium; 61-100% = High

Cladding Type

Type : Hard Coat Stucco (HCS)

HCS is a Portland cement plaster. This system can be applied over moisture-sensitive and non-moisture-sensitive substrates. *All manufacturers permit the installation of hard coat stucco over rigid foam insulation. These are often call a hybrid system.

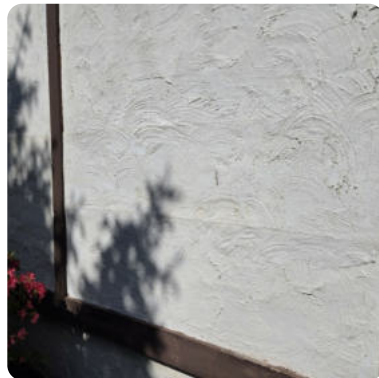
Cladding Surface Condition

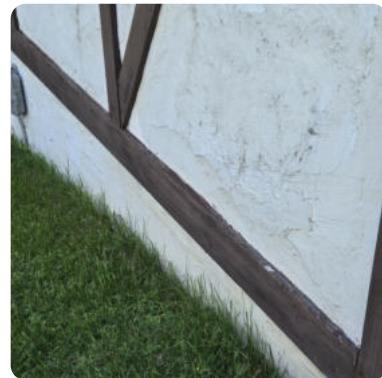
Measure Readings Were Taken (Please See Measurement Details & Locations)

If elevated moisure readings and/or deficienies were observed, it is suggested to have a qualified specialist further evaluate and make corrections as needed.

Finish Coat Damage Observed

It is suggested to have a qualified specialist make corrections as needed.





Exposed Mesh Observed

Mesh should be fully embedded within the base coat of the system. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

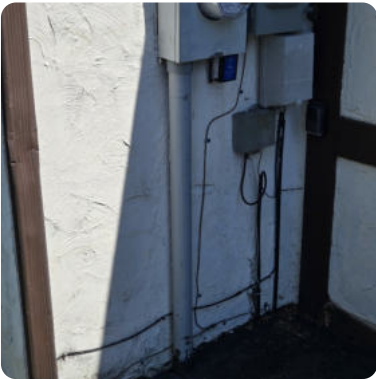


Evidence Of Prior Repairs

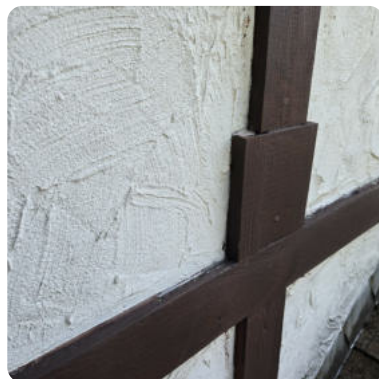
It is suggested to consult with the current occupant(s) as to why and when the repairs were made. Future monitoring is suggested.

Cladding Surface Condition Inspector's Remarks

Evidence of past moisture behind system. Stains and cracking of finish coat. Rust spots from mesh rusting coming through finish coat.

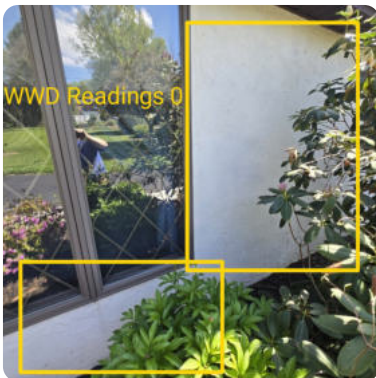
**Cladding Surface Condition Inspector's Remarks #2**

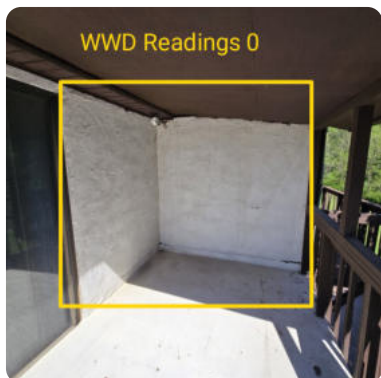
Applied wood trim installed over scratch coat, then finish coat applied between boards. Some trim boards deterioration and separation from the system. No sealant applied at transitions where trim applied.



Cladding Surface Condition Inspector's Remarks #3

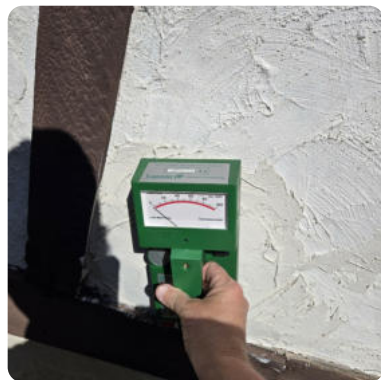
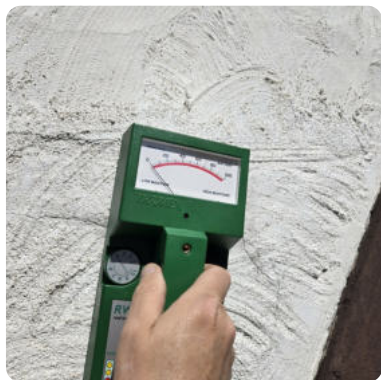
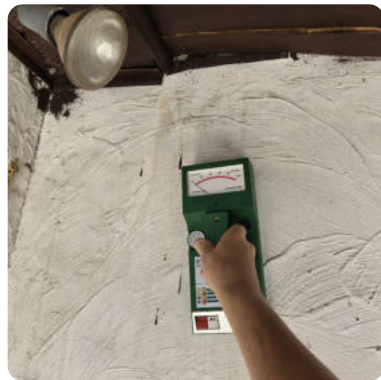
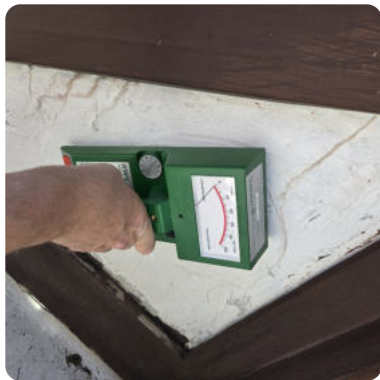
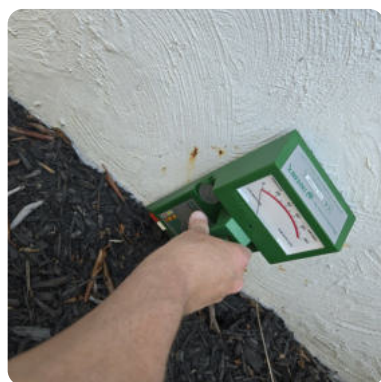
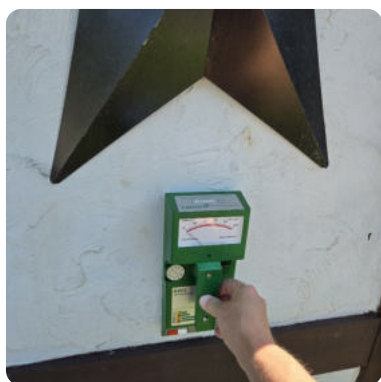
Suggest further evaluation of current HCS system by a qualified specialist and any necessary corrections be made.

Measurement Readings & Locations



Measurement Readings & Locations Inspector's Remarks

WWD Readings



Water Resistant Barrier (WRB) Inspector's Remarks

Not visible

Substrate Inspector's Remarks

Polyisocyanurate foam board insulation backer. Exposed edge along back wall of garage, suggest sealing exposed board.

**Flashing Types****Type : Kickout Flashing(s)**

Also called diverter flashing, this type of flashing diverts rainwater or snow melt away from siding and into gutters. Properly installed, they provide great protection against water penetration into the building envelope.

Type : Roof Flashing(s)

Roof flashing is a thin metal material installed to direct water away from areas where your shingles butt up against something (walls, chimneys, valleys, etc.). It's one of the most crucial roofing components that every roof must have to avoid leaks in problem areas.

Kickout Flashing(s)**Kickout Flashing Not Installed**

It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Location: Either side of front porch and right front over electric meter.





Roof Flashing(s)

Roof Flashing Not Sealed

It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Location: Front porch connections to house wall

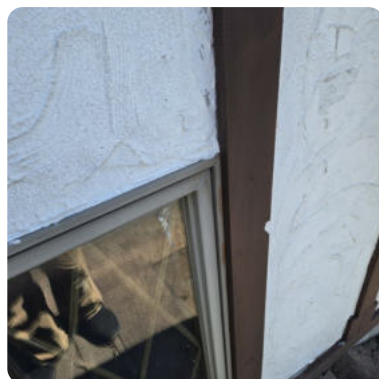


Window Treatments/Seals

Sealant Not Applied

It is suggested to have a qualified specialist make corrections as needed.

Location: All window locations in the system



Door Treatments/Seals**Sealant Not Applied**

It is suggested to have a qualified specialist make corrections as needed.

Sealant Failure Observed

Cohesive failure is an internal failure of the sealant. Adhesive failure is the sealant not bonding to surface it is applied. It is suggested to have a qualified specialist make corrections as needed.

Attachments/Penetration Types

- Hose Bib/Sillcock
- Electric Meter

Hose Bib/Sillcock**Sealant Failure Observed**

This may allow water infiltration. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Electric Meter**Sealant Not Applied**

This may lead to water infiltration. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Soffit/Fascia/Rake Intersections**Sealant Not Applied**

It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Ceilings

Satisfactory

Walls

Dry Stain(s) Observed

These stain(s) observed were scanned and found dry at the time of the inspection. Suggest consulting the current occupant(s) on their knowledge of the stain(s). Remedial repairs and monitoring are suggested if the source of the stain has been corrected.

Location: 1st Floor electrical panel closet

**Floors**

Satisfactory

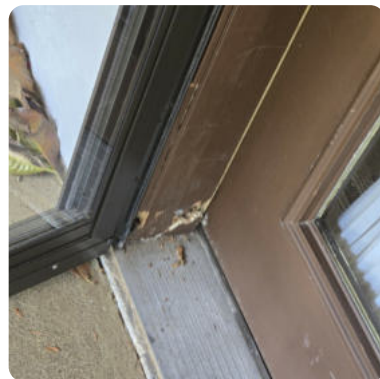
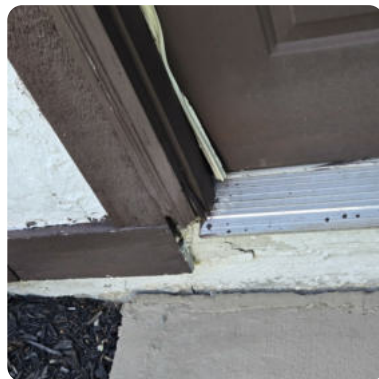
Windows

Satisfactory

Doors**Dry Moisture Damage Observed**

The areas affected were scanned and found dry at the time of the inspection. Suggest consulting the current occupant(s) about their knowledge of the damage. Repairs and monitoring are suggested if the source of the damage has been corrected.

Location: Door trim and jambs at garage side and rear doors.



Basement

Obstructed Access

Door access is blocked and the basement was unable to be inspected. Suggest consulting with the current occupant(s) to provide access. Once access can be arranged, contact our office to setup a return trip. An additional trip charge may be accessed.

Unable to Fully View

Things such as finished and/or affixed ceilings and walls, furnishings, insulation and stored items provide limited access to the inspector and cannot be properly inspected. Furnishings, belongings and stored items are not moved by the inspector unless able to do so without damage.

Dry Stain(s) Observed

These stain(s) observed were scanned and found dry at the time of the inspection. Suggest consulting the current occupant(s) on their knowledge of the stain(s). Remedial repairs and monitoring are suggested if the source of the stain has been corrected.

Location: Left rear workshop

