

Property Inspection Service, Inc.

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March 27, 2002

CLIENT
CURRENT ADDRESS
CITY, STATE ZIP

RE: INSPECTION ADDRESS
Hilton Head Island, SC 29928

Dear CLIENT:

At your request, cause to be performed, discovery moisture and assessing related damage in wood framed structures clad with non-drainable Exterior Insulation and Finish Systems (EIFS) inspection method, detection using EIFS Review Committee protocol version 3.01 amendment August 4, 1998, copy presented and / or Exterior Design Institute format. This inspection report reflects the conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. **Provision of a scope, of potential remedial repairs is not the purpose of this report.**

An earnest effort was made on your behalf to identify defect(s) and / or noncomplying recommended "EIMA" features. Policy is to rely on moisture meter readings as an indicator of relative moisture values between different sites, not as an absolute value of water content in the substrate. Random wall probe readings were taken and a computed averaged for your home survey was 13.625%.

ADVISORY: There are no perfect homes and all homes have and require routine maintenance.

The following is a data report, expressed as a result of the inspection. Please take time to review limitations contained in the pre-inspection agreement. Take special care reviewing **Acclimated Moisture Readings, Soft Substrate, Firm Substrate, Damage Time Line and Understanding Moisture Percentages** located in the **DEFINITIONS - GLOSSARY** section of the report.

ADVISORY: Understand the above **DEFINITIONS - GLOSSARY** is necessary before analysis.

Other information in this report may be of lesser, equal, or more importance to the Customer. Refer to section four or six (depending on agreement type) of the enclosed report for more technical detail.



REPORT SUMMARIES

Overall, the home was constructed in a workmanlike manner and has had maintenance. However in accordance additionally the following items should be addressed, probed moisture readings approaching 25%MC and above require further evaluation by an expert and/or professional. The builder and/or builders company may be a primary source for any remedial solution. The builder could have the most knowledge about the fabrication of the home.

ADVISORY: All summarized items require evaluation (ie: moisture cause and corrective action), some events are more significant than others - refer to the **DEFINITIONS - GLOSSARY** section.



SUMMARY ONE

(typical probed moisture 24% and above also "REDFLAG" sites)

ROOF RAKE FLASHING

ROOF RAKE - KICK OUTS

ROOF RAKE - KICK OUTS:
CHIMNEY & ROOF RAKES.

OBSERVED:

PHOTO COORDINATE # C/D - 8, AWL PROBE - SINGLE ENTRY TO FEEL SUBSTRATE ONLY, FELT FIRM, PROBE % 30 - WITH ACTIVE WATER LEAKING FROM PROBE HOLE

RECOMMEND CORE SAMPLE D THRU F - CHIMNEY FACE.

Each of these items will likely require further evaluation and repair in strict compliance with industry standards by licensed tradespeople. The following pages cover in greater detail the items which are a part of this inspection. It is impossible to determine if the structural wood of your home has been damaged without core sample testing, visual inspection. Other items are also noted in the following report and should receive eventual attention.

If suspect "REDFLAG" identifiers have been seen, other recommended action is to further evaluate by testing. Molds and/or fungi have been found to effect the structure of a home and more important have been known to cause serious health situation(s) for people. To identify types of molds and/or fungi, **if present**, a "Level One Mold Assessors" non viable collection is recommended, **for each suspect site "REDFLAG" noted in the report.** A "Level One Assessors" respective site mold collection test should be completed and reported before any core sampling or remedial work is conducted.

Recommend: A follow up inspection on any repairs should be conducted within three month after completion. Annual inspections should be scheduled to make sure that your stucco insulation system remains functional. Any suspect areas may require more frequent inspection(s).

Thank you for selecting our firm to do your "EIFS" home inspection . If you have any questions regarding the inspection report or the home or the "EIFS" system inspection, call us.

We would be grateful if you share the satisfaction of our service, referrals are the best form of genuine advertisement.

YOUR HILTON HEAD ISLAND CERTIFIED HOME INSPECTOR

Property Inspection Service, Inc.

Adam McClusky, President



Member: HHIAHI, Associate member HH Area Association of Realtors, NAHI

Certified By:

Home Inspection Institute of America, Inc. certification # 981226.1

Exterior Design Institute, certification # edisc36

enclosure: DETAIL REPORT

cc: none