

Stucco Inspection Report

Report #: 298

Client: Paul Onnink

Inspection Date: 04/30/2019

Inspection Company:

Inspection site:
207 Camptown Rd
Brevard, North Carolina

APPLE VALLEY STUCCO & REPAIRS
LLC 58 Fire Thorn Lane
Hendersonville, NC 28792

Stucco System:

[x] Hard-coat/Traditional Stucco: This type of stucco is based on Portland cement and is applied either by hand or machine to exterior elevations, usually in 2 to 3 coats. It may be applied directly over masonry walls, or over metal lath over sheathing and attached to a frame construction. Typically a moisture barrier such as house wrap and/or felt-paper is installed over sheathing prior to stucco application. Thickness varies according to application and this type of stucco is very heavy and rigid, not able to flex with natural movements in many substrate types. This Portland cement mortar is porous. Pigments are sometimes added to the finish layer or it may be covered with paint or an acrylic stucco finish.

[] Exterior Insulation Finish System (EIFS): This type of stucco is based on continuous exterior insulation, usually created by expanded polystyrene sheets, finished with a base coat with embedded reinforced fiberglass mesh and an acrylic weather-resistant pigmented finish coat. These systems may also include an air-and-water-resistant barrier applied to the substrate prior to installing continuous insulation.

[] Decorative EIFS trims: may be used with a complete EIFS system or applied over various other finishes directly.

General findings:

- > Stucco thickness: 3/4", meets industry standards
- > Finish: Sandpebble acrylic finish, texture consistent throughout
- > Continuous Insulation Thickness if applicable: N/A
- > Adhesion/soundness: solid, well-bonded
- > Permeability/Weather-intrusion: sealant at joints adequate. Although there were no obvious signs of water intrusion, multiple cracks in stucco indicated the potential for water entry.
- > Actions: Per client's request stucco was removed to the substrate in cracked areas throughout home's elevations to verify soundness of substrate where throughout. There is Tyvec weather-barrier house wrap under the stucco, which is according to industry standards. No signs of and no damage from water intrusion were found beneath the stucco. Per clients request sheathing and weather-barrier house wrap were replaced in these areas and the stucco was redone on each panel so as to avoid visible patches.
- > Recommendations for further actions/care:
Continue with routine care and maintenance