

Bayou State Inspections

Moisture Inspection Report

For the Property Located At:

308 Jacob B Loop
Alexandria, LA

Report Prepared For:

RAL



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Project Information

OWNER INFORMATION		BUYER INFORMATION	
Owners	Olivia Alley	Buyers	
Property Address	308 Jacob B Loop	Buyers Address	
City, State, ZIP	Alexandria, LA	City, State, ZIP	
Phone		Phone	
FAX		FAX	
Owners Realtor		Buyers Realtor	
Realty Company		Realty Company	
Phone		Phone	
FAX		FAX	
PROPERTY INFORMATION		INSPECTION INFORMATION	
Type of Exterior Cladding	EIFS	Date of Inspection	10-01-2020
System Manufacturer	STO	Inspector	James Yaeger
Mesh Color	White	Present at Inspection	James and Alley
Underlying Substrate	OSB Plywood	Temperature / Humidity	82'F / 68%RH
Age of Property	16+ yrs	Weather	Clear
Square Footage	2500+	Last Rain	5+ Days

Window Data		
Type of Windows	Quantity	Comments
Wood & Vinyl	9	Windows Have head flashing with missing sealant joints; some have foam bands. The right wall windows have cracking both above and below the windows at the corners from lack of sealant / expansion joists.
Total Number of Window Units		

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Summary Checklist

Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		Not Present
Caulking At Window Joints / Miters			X	
Caulking Around Door Frame		X		Not Present
Caulking At Door Joints / Miters			X	
Caulking Around Other Breaches		X		Not Present. All utility breaches, including hose bibs, light fixtures and vents, need to be re-sealed. Current industry standards call for 1/2" sealant joints around ALL dissimilar building materials.
Flat Accents Caulked or Angled			X	
Soffit, Frieze & Facia Boards Caulked		X		Not Present Current industry standards call for 1/2" sealant joints around ALL dissimilar building materials including soffit, facia, and frieze boards.
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kickout Flashings / Roof / Wall			X	
Deck Flashings			X	
Other Attachment Flashings			X	
Porches / Stoop Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing		X		Window head flashing was not installed.
Door Head Flashing		X		Door head flashing is not installed.
Column Flashing			X	
Terminations	Yes	No	N/A	Comments
EIFS Is Terminated Above Grade	X			
EIFS Is Sealed At Bottom	X			
EIFS Is Terminated At Porches	X			

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Summary Checklist Continued

Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning	X			
Down Spout Fasteners Sealed	X			
Cracks Or Impact Damage	X			Minor Impact damage is noted at the bottom right corner of the front porch wall.
Delaminating At Foam / Substrate		X		
Exterior Evidence Of Pest Infestation		X		
Adequate Slope Of Grade Away	X			
Crawlspace Inspection Made		X		
Property Located Near Body of Water If Yes, Describe		X		

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Overall Front (West) Wall



The front window lacks head flashing and sealant joints.



The front window lacks head flashing and sealant joints.



The front door lacks head flashing and sealant joints.



Lines are noted in the stucco wall due to a thin layer of base coat. These lines are the foam boards.

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The Side house entrance door lacks head flashing and sealant joints.



The Side garage door lacks head flashing and sealant joints.



The Side house entrance door lacks head flashing and sealant joints.



Minor impact damage at the lower right front wall bottom corner.



Front window moisture meter left side.



Front window moisture meter right side.

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Under front Gas Lantern.



Under Front Outlet.



Front Door



Front Door



Left Side House Entrance Door



Left Side House Entrance Door

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Photo7.1



Garage Door

Photo7.2



Garage Door

Photo7.3



Probe at Front Porch Door

Photo7.4



Probe at Front Porch Window

Photo7.5



Probe at Front Porch Window

Photo7.6



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Moisture Inspection Summary

Summary of Findings

1. The lack of head flashing at the window and doors has not resulted in adverse conditions nor has any damage resulted from this missing detail.
2. Impact damage with minor substrate damage is not at the bottom corners of the system; this will require repairs by a qualified Stucco Contractor.
3. The foam insulation boards that make up the system can be seen due to either a very thin base coat or improper deflection when installed. BSI recommends re-coating the wall and adding an elastimeric coating to correct the system. BSI recommends repairs by a qualified Stucco Contractor.
4. Cost for these repairs can vary a great deal from area to area and even from contractor to contractor. BSI estimates these repairs to cost between \$1800-\$2600.

James Yaeger
Commercial / Industrial Building Inspector
Level III Thermographer #10991
Infrared Building Science Thermographer
Council-Certified Microbial Investigator #0711031
Council-Certified Environmental Thermography Consultant #1110008
Building Envelope Inspector / Moisture Analysis LA-#10
Licensed Home Inspector #10025
State Board 3rd District Representative & Chairman of the State Board of Home Inspectors
Vice President Louisiana ASHI
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