



Inspections, LLC



Stucco Check Inspections, LLC

Invasive Stucco Inspection

Prepared for:



Location:



August 14, 2026





Invasive Stucco Evaluation Overview

Stucco Check Inspections, LLC performed an invasive stucco inspection at the subject property. The inspection was conducted in accordance with the current Standards of Practice (SOP) of the Texas Lathing and Plastering Contractors Association (TLPCA) and the Exterior Design Institute (EDI). Please note that neither association is affiliated with Stucco Check Inspections, LLC, nor do they supervise or control our work.

Inspection Overview:

A comprehensive visual inspection of the home was initially performed. The inspection included an assessment of visible code compliance, flashing installations, drainage elements, and preventative waterproofing measures. Particular attention was given to moisture-prone areas such as windows, doors, and roof edges. Observations included cracks, chips, discoloration, and signs of water damage such as staining or efflorescence.

Following the visual inspection, an invasive moisture analysis was performed. This involved drilling two 1/4" tandem holes at each selected probe location to measure the moisture content within the substrate and to assess the substrate's density for potential underlying damage caused by moisture intrusion. All probe locations were properly sealed upon completion. While efforts were made to closely match the existing stucco, exact color and texture matches may not always be achieved.

Note: previous SCI inspection was done at this home. Findings compared with previous inspection findings and subsequent repairs made.

The following pages will show the selected probe locations, photos noted at time of inspection, deficiencies, suggestions, etc. the pages at the end of report will have an overview summary of suggested maintenance, preventative suggestions, and more critical repair recommendations.

Inspection Limitations:

- The inspection was limited to the principal structure and attached elements. Detached structures, chimneys, and stucco located on roof surfaces beyond the reach of standard ladders were not assessed.
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards.
- Inaccessible areas above the third story floor line were not tested unless accessible via operable windows.
- The inspection was performed under appropriate weather conditions: dry for a minimum of 24 hours and temperatures above 50°F.

This report is provided for the sole use of the client. Any distribution to third parties is at the client's discretion. Stucco Check Inspections, LLC is not liable for third-party use or interpretation of this report. This report is not a warranty or guarantee of future performance or condition of the stucco system.

Respectfully submitted,

Michael Luna
Stucco Check Inspections, LLC
EDI Certificate TX143- Level 2 Building Envelope Inspector/ Moisture Analyst.
Infrared Certified
Internachi Member (International Association of Certified Home Inspectors)
BST- Construction Technology - Texas State University





Project Information

Client's Information			
Client's Name		Client's Phone	
Property Address		Client's Email	
City, State, ZIP			
Property Information		Inspection Information	
Type of Exterior	HARD-COAT STUCCO	Date of Inspection	8/14/26
Substrate (If known)	ASSUMED TO OSB	Inspector	COLTON SIMS- EDI #TX166
Stories	4	Present at Inspection	OWNER



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Front Elevation Moisture Analysis



Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%

Location	Moisture Reading	Substrate Condition	Comments
1	14%	Firm	Probes 1-6 taken below the front elevation windows. Firm substrate/framing and Low-mid moisture noted at the probed locations at the at the time of inspection. This is a favorable/fair condition.
2	13%	Firm	
3	15%	Firm	
4	13%	Firm	
5	11%	Firm	
6	12%	Firm	
7	15%	Firm	Probes 7-10 taken below the corners of the Juliet balcony junctions. Probes penetrated approx 1 ¼" beyond the ¾" stucco and elevated moisture. This is an indication of underlying damages (Noted as semi-soft) at probe 9. It is usggested to further investigate the areas by opening a core sample to determine the source and extent of damages. See summary for suggested protocol.
8	12%	Firm	
9	*	Semi-Soft	
10	12%	Firm	
11	10%	Firm	Probes 11-13 taken below the front elevation overhang. Firm substrate/framing and Low moisture noted at the probed locations at the at the time of inspection. This is a favorable condition.
12	12%	Firm	
13	11%	Firm	
14	*	Semi-Soft	Probes 14-16 taken along the corner bead. Soft substrate and possible framing (underlying damages) at probe locations 14-15. It is suggested to open a core sample to further investigate the source and extent of damages. Once exposed, damages may extend beyond the tested location. See summary for suggested protocol.
15	*	Semi-Soft	
16	13%	Firm	



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Front Elevation Photo Observations



The stucco walls terminate with a weep screed flush with the foundation with little to no clearance or drainage gap. This can lead to trapped moisture and underlying damages. (No apparent issues found at the time of inspection.) All terminations should have a weep screed with a proper 2-4-inch clearance from grade or any paved areas). See the balconies form example.



Rust noted at the base of the wall termination This is due to the weep screed being flush with this foundation. It is suggested to repair accordingly.



The sealant application that was previously done has reached/exceeded their life expectancy. It is suggested to remove the existing sealants and replace/ reseal all windows, accent bands, cracks, flashings, and penetrations at this time and, routinely, every 2-3 years.



Low-mid moisture and firm substrate (possible framing taken below all front elevation windows at the probed locations at the time of inspection. This is a favorable/fair condition.



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Low-mid moisture and firm substrate (possible framing taken below all front elevation windows at the probed locations at the time of inspection. This is a favorable/fair condition.

Front Elevation Photo Observations



The door pan at the Juliet balcony door has been sealed. This is favorable. It is suggested to monitor and reseal every 2-3 years or as needed.



Low moisture and firm substrate (possible framing taken below the Juliet balcony at the probed locations at the time of inspection. This is a favorable condition.



Photo observation location. (See the next picture for more information).



Probes penetrated approx 1 1/4" beyond the 3/4" stucco and elevated moisture. This is an indication of underlying damages (Noted as semi-soft) at probe 9 (below corner of Juliet balcony). It is suggested to further investigate the areas by opening a core sample to determine the source and extent of damages. See summary for suggested protocol.



Photo observation location. (See the next picture for more information).



The overhang at the highlighted area terminates with a separated 66-casing. The perforations in the casing and drainage gap behind the casing are noted to have been painted/ clogged/ sealed closed. This can lead to trapped moisture and possible underlying issues. It is suggested to open all drainage planes and retrofit holes along the stucco casings, to allow for moisture relief.



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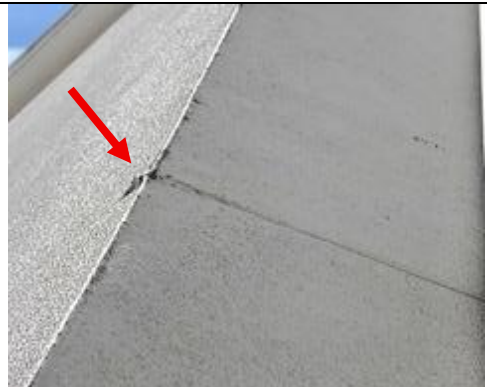
Front Elevation Photo Observations



Low moisture and firm substrate (possible framing taken below the front elevation overhangs at the probed locations at the time of inspection. This is a favorable condition.



Photo observation location. (See the next picture for more information).



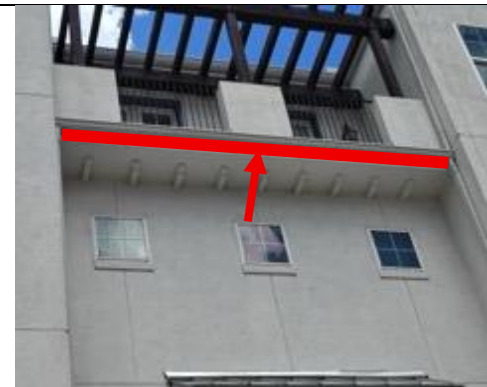
Cracking noted along the corner bead. This has led to moisture intrusion and underlying damages. It is suggested to repair accordingly.



Soft substrate and possible framing (underlying damages) at probe locations 14-15. It is suggested to open a core sample to further investigate the source and extent of damages. Once exposed, damages may extend beyond the tested location. See summary for suggested protocol.



A missing cap flashing noted at the roofing parapet wall. Other deficiencies may be occurring behind the highlighted location. This condition can lead to moisture intrusion and underlying damages. It is suggested to repair any known or found damages and install a cap flashing at all locations noted with this deficiency.

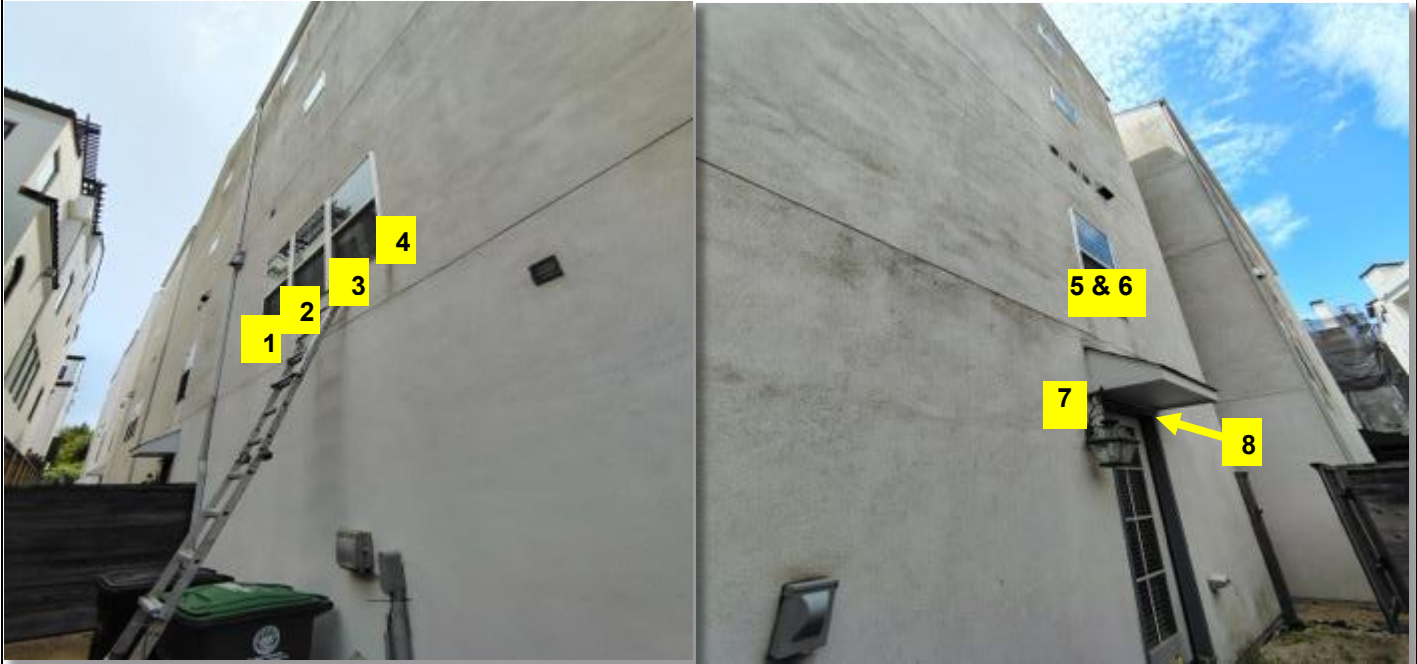


The overhang at the highlighted area terminates with a separated 66-casing. The soffit is noted to be siding. The perforations in the casing and drainage gap behind the casing are noted to have been painted/ clogged/ sealed closed. This can lead to trapped moisture and possible underlying issues. Staining found at the time of inspection. It is suggested to open all drainage planes and retrofit holes along the stucco casings, to allow for moisture relief.



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Rear Elevation Moisture Analysis



Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%

Location	Moisture Reading	Substrate Condition	Comments
1	13%	Firm	Probes 1-6 taken below the front elevation windows. Firm substrate/framing and Low-mid moisture noted at the probed locations at the at the time of inspection. This is a favorable/fair condition.
2	14%	Firm	
3	10%	Firm	
4	12%	Firm	
5	19%	Firm	
6	16%	Firm	
7	14%	Firm	Probes 7-8 taken below the corners of the small roof junctions.
8	10%	Firm	Firm substrate/framing and Low moisture noted at the probed locations at the at the time of inspection. This is a favorable condition.



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Rear Elevation Photo Observations



The stucco walls terminate with a weep screed flush with the foundation with little to no clearance or drainage gap. This can lead to trapped moisture and underlying damages. (No apparent issues found at the time of inspection.) All terminations should have a weep screed with a proper 2-4-inch clearance from grade or any paved areas). See the balconies form example.



The sealant application that was previously done has reached/exceeded their life expectancy. It is suggested to remove the existing sealants and replace/ reseal all windows, accent bands, cracks, flashings, and penetrations at this time and, routinely, every 2-3 years.



Low-mid moisture and firm substrate (possible framing) taken below the rear elevation windows at probe locations at the time of inspection. This is a favorable/fair condition.



Low-mid moisture and firm substrate (possible framing) taken below the rear elevation windows at probe locations at the time of inspection. This is a favorable/fair condition.



Low-mid moisture and firm substrate (possible framing) taken below the rear elevation windows at probe locations at the time of inspection. This is a favorable/fair condition.



It is suggested to seal all roof junctions with a stucco approved sealant every 2-3 years or as needed.



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Rear Elevation Photo Observations



Low moisture and firm substrate (possible framing) taken below the corners of the small roof junction at probe locations at the time of inspection. This is a favorable condition.



Surface staining noted throughout. This is a common condition with stucco. It is suggested to use a light power wash with a solvent based solution to help remedy this condition. It is also recommended to repaint the home with an elastomeric paint every 5-10 years.



The sealant application that was previously done has reached/exceeded their life expectancy. It is suggested to remove the existing sealants and replace/ reseal all windows, accent bands, cracks, flashings, and penetrations at this time and, routinely, every 2-3 years.



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Balcony Elevation Moisture Analysis



Note: Delmhorst 2100 Moisture Probe Reading. Probes Range from 6%-40%

Location	Moisture Reading	Substrate Condition	Comments
1	9%	Firm	Probes 1-5 taken below the balcony parapet wall. Probes penetrated approx 1 ¼" beyond the ¾" stucco and elevated moisture. This is an indication of underlying damages (Noted as semi-soft) at probes 2, 4-5. It is suggested to further investigate the areas by opening a core sample to determine the source and extent of damages. See summary for suggested protocol. Firm substrate/framing and Low moisture noted at the remaining probed locations at the at the time of inspection. This is a favorable condition.
2	*	Semi-Soft	
3	12%	Firm	
4	*	Semi-Soft	
5	*	Semi-Soft	
6	33%	Firm	Probe 6 taken below the roof-to-stucco junction/roofing parapet wall. Elevated moisture and firm substrate (possible framing) taken below the roof-to-stucco junction, at the probed location, at the time of inspection. It is suggested to further investigate and install a cap flashing at the roofing parapet wall.
7	9%	Firm	Probes 7-8 taken below the rear elevation windows. Firm substrate/framing and Low moisture noted at the probed locations at the at the time of inspection. This is a favorable condition.



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Balcony Elevation Photo Observations



Standing water noted on the balcony flooring tiles. This is due to a lack of pitch. This can lead to underlying issues. It is suggested to consult a stucco contractor to for any balcony repairs.



Missing cap flashings noted at the balcony parapet walls. Previously sealed cracks throughout. These conditions can lead to moisture intrusion and possible underlying issues. It is suggested to repair all known/found damages and install cap flashings at all locations noted with this deficiency.



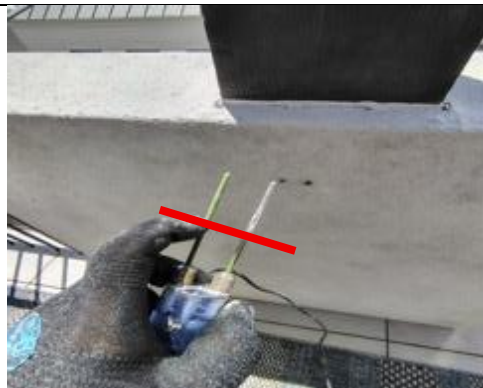
Openings noted around the pergola attachment. If this attachment isn't waterproofed properly these conditions can lead to moisture intrusion and underlying damages. It is suggested to repair all known/found damages and install cap flashings to help prevent future issues.



Missing and or cut short kickout flashings at the corners of the front balcony. This can lead to moisture intrusion and underlying damages. To help prevent future issues it is recommended to install properly sized and angled flashings at all locations noted with this deficiency.



Probes penetrated approx 1 1/4" beyond the 3/4" stucco and elevated moisture. This is an indication of underlying damages (Noted as semi-soft) at probes 2, 4-5. It is usggested to further investigate the areas by opening a core sample to determine the source and extent of damages. See summary for suggested protocol.



Probes penetrated approx 1 1/4" beyond the 3/4" stucco and elevated moisture. This is an indication of underlying damages (Noted as semi-soft) at probes 2, 4-5. It is usggested to further investigate the areas by opening a core sample to determine the source and extent of damages. See summary for suggested protocol.

Balcony Elevation Photo Observations



A missing cap flashing noted at the roofing parapet wall. Other deficiencies may be occurring behind the highlighted location. This condition can lead to moisture intrusion and underlying damages. It is suggested to repair any known or found damages and install a cap flashing at all locations noted with this deficiency.



Cracking noted at the roof-to-stucco junction. The inspector believes there's an overflow of water or leak at this location. It is suggested to further investigate and address/repair accordingly.



Elevated moisture and firm substrate (possible framing) taken below the roof-to-stucco junction, at the probed location, at the time of inspection. It is suggested to further investigate and install a cap flashing at the roofing parapet wall.



Hairline cracking noted in various locations, throughout. Cracks are a common condition with stucco. Cracks can lead to moisture intrusion and possible underlying issues if not sealed, monitored, and maintained. It is suggested to seal all cracks with a stucco approved sealant at this time and as needed/ cracks develop. Elastomeric paint is also suggested to be applied every 5-10 years.



Missing kickout flashings at the corners of the front balcony. This can lead to moisture intrusion and underlying damages. To help prevent future issues it is recommended to install properly sized and angled flashings at all locations noted with this deficiency.



SUMMARY AND RECOMMENDATIONS

This inspection was performed as a visual & Invasive testing inspection of areas accessible from a 3 Story ladder. Possible areas of high moisture penetration will be detected and tested during this inspection process. Probes are taken at random, based off the knowledge and experience of our team. Hidden damages found beyond our probed locations may be uncovered upon removing stucco and commencing stucco repairs. SCI is not liable for any additionally found, hidden damages, beyond our probed locations.

**It is suggested to thoroughly read inspection report to evaluate and determine costs for repairs*

- **Soft Substrate Probe Locations – Further Investigation Recommended:** Soft substrate and possible framing (underlying damages) noted at probe locations throughout the front and rear elevations (see moisture analysis page to confirm locations indicated in **RED**). It is suggested to have a qualified stucco contractor further confirm the findings throughout. It is suggested to have the contractor open a core sample of the **red** probe location, to fully confirm and assess the extent of the underlying damages. It is suggested to open 2' beyond any found damages, to track and address the source/ root cause of moisture intrusion. **Note: When stucco is removed, there is a potential for the contractor to find additional, hidden damages. Suggested to ensure ALL damages are uncovered and addressed to prevent a reoccurring issue.**

- **Front/Juliet Balcony– Further Investigation Recommended:** Soft substrate and possible framing (underlying damages) at front probe location 9. It is suggested to open a core sample to further investigate the source and extent of damages. Once exposed, damages may extend beyond the tested location. See summary for suggested protocol.

- **Front Corner Bead– Further Investigation Recommended:** Soft substrate and possible framing (underlying damages) at left probe locations 14-15. It is suggested to open a core sample to further investigate the source and extent of damages. Once exposed, damages may extend beyond the tested location. See summary for suggested protocol.

- **Balcony Parapet Wall– Further Investigation Recommended:** Soft substrate and possible framing (underlying damages) at left probe locations 2, 4 and 5. It is suggested to open a core sample to further investigate the source and extent of damages. Once exposed, damages may extend beyond the tested location. See summary for suggested protocol.

- **Monitor / Elevated Risk:** Moisture levels & substrate conditions throughout the each of the selected probed locations were noted to have checked out well (firm) at time of inspection. **This is favorable.** The following notations were observed to be conditions that can pose a moderate-to-elevated risk of further/ future issues:

Sealants Throughout – It is suggested to seal all penetration with a stucco approved sealant at this time and every 2-3 years or as needed.

Roofing Wall – A missing cap flashing noted at the roofing parapet wall. Other deficiencies may be occurring behind the highlighted location. This condition can lead to moisture intrusion and underlying damages. It is suggested to repair any known or found damages and install a cap flashing at all locations noted with this deficiency.

Balcony Parapet Wall – Missing cap flashings noted at the balcony parapet walls. Previously sealed cracks throughout. These conditions can lead to moisture intrusion and possible underlying issues. It is suggested to repair all known/found damages and install cap flashings at all locations noted with this deficiency.

Cracking – Hairline cracking noted on the left corner beads. Cracks are a common condition with stucco. Cracks can lead to moisture intrusion and possible underlying issues if not sealed, monitored, and maintained. It is suggested to seal all cracks with a stucco approved sealant at this time and as needed/ cracks develop. Elastomeric paint is also suggested to be applied every 5-10 years.

Overhangs – The front overhangs terminate with a separated 66-casing. The perforations in the casing and drainage gap behind the casing are noted to have been painted/ clogged/ sealed closed. This can lead to trapped moisture and possible underlying issues. It is suggested to open all drainage planes and retrofit holes along the stucco casings, to allow for moisture relief. (No damages noted at time of inspection).

Balcony Kickouts- Missing kickout flashings at the corners of the front balcony (Top balcony). This can lead to moisture intrusion and underlying damages. To help prevent future issues it is recommended to install properly sized and angled flashings at all locations noted with this deficiency.