



**I.I.S.**  
**Illinois Inspection Service**  
Specializing in EIFS & STUCCO Inspections  
(847) 767-9106

Date: 3/26/2022

Buyer: Tithosh Thomas  
Address: 2294 Avalon  
City, State, Zip: Buffalo Grove, IL

Weather: cloudy / 33 degrees  
Last rain: 1 day  
Approx. age of property: 22 yrs.  
Product: Dryvit

This report represents the results of the EIFS inspection on the above date and address. First a visual inspection was performed to determine if there were any obvious defects in the system. If so photos were taken showing what and where they are located. A random surface moisture test was done to determine if moisture is present behind the EIFS system. If moisture is present, a moisture probe meter is used to record exact levels of moisture. The methods of the EIFS application on the property are evaluated against the current Exterior Insulation Members Association (EIMA) that is considered the industry standards.

The following comments summarize the findings:

### **SYTHETIC STUCCO CONDITION**

The EIFS system has finish coat delaminating off the lower right-side window. (See EIMA detail 1, Dryvit detail OS 0.0.01, and attached photos)

### **SURFACE GRADING**

The landscaping has been installed as per the manufactures details. (See EIMA detail 3, Dryvit detail OS 0.0.03, and attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

### **FLOOR LINE EXPANSION JOINTS**

Floor line expansion joints are recommended to compensate for the structural lumber shrinkage that occurs when it dries out. These joints are not installed as per the manufactures details. But since the house is over five years old and the settling has occurred these joints no longer need to be installed. (See EIMA detail 11, Dryvit detail OS 0.0.12, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **FOUNDATION TERMINATION**

The foundation termination is installed as per the manufactures details. (See EIMA detail 3, Dryvit detail OS 0.0.03, and attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **EXPANSION JOINT BETWEEN EIFS AND DISSIMILAR MATERIALS**

There are expansion joints installed as per the manufactures details. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **DOORS AND WINDOWS**

The EIFS system has been installed as per the manufactures details. But I would recommend caulking all the miter and mullion joints. (See EIMA detail 6, Dryvit details OS 0.0.07, OS 0.0.08, OS 0.0.09, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **ATTACHMENTS**

The attachments to the EIFS system have adequate caulking. (See attached photos, EIMA detail 8, Dryvit detail OS 0. 0, 28, and also reference EIMA and Dryvit Guidelines for Inspection of EIFS Clad Houses)

## **PENETRATIONS**

The penetrations to the EIFS system have adequate caulking. (See attached photos, EIMA detail 8, Dryvit detail OS 0.0. 27, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **FLAT SURFACES**

The decorative bands are slopped away from the house properly. (See attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **CAULKING**

The caulk is in good condition. (See EIMA detail 4, attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **MOISTURE MEASUREMENTS**

The moisture readings behind the EIFS system were a little high in several areas. I think if you caulk all the miter and mullion joints these areas should dry out over time. 0-19% moisture is acceptable; 20-30% if recaulked/reflashed should dry out over time, over 31% should be removed and investigated further. All soft substrate areas should be removed and replaced. (See attached photos)

## **DIVERTER FLASHINGS**

The diverter flashings are installed as per the manufacturer's details. (See EIMA detail 15, attached photos, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

## **DECK AND ROOF**

The roofline termination has been installed as per the manufacturer's details. (See EIMA details 10, PB-17.01, and also reference EIMA and Dryvit Guidelines for the Inspection of EIFS Clad Houses)

Conclusions:

In general the EIFS installation appears to be done in a professional manner. You should repair the delaminating finish coat. Caulk all the miter and mullion joints.

As with any product that covers the exterior maintenance and monitor for changes in condition. A regular inspection is recommended every 1-3 years.

It is intended to be a representative sample of the details, and not intended for use as a work order. If repairs are needed, they should be done as soon as possible to prevent possible future moisture damage to the property.

If you have any question about this report please let me know. Thank you for allowing Illinois Inspection Service to inspect your building.

Respectfully,

Jim Fergen  
Certified EIFS Inspector



- 1) 23% moisture reading
- 2) 20% moisture
- 3) 27% moisture
- 4) 21% moisture
- 5) 20% moisture



Finish coat is delaminating off the window sill