



DAYBREAK HOME INSPECTIONS INC.
534 Derstine Avenue
Lansdale, PA 19446
215-368-7970

Stucco Report



2128 N Broad Street
Lansdale, Pennsylvania 19446

DAYBREAK HOME INSPECTIONS INC.

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De finitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address **2128 N Broad Street**
City **Lansdale** State **Pennsylvania** Zip **19446**

Client Information

Client Name **J & D Investments c/o Kerry Kulp**
Client Address **2128 N Broad Street**
City **Lansdale** State **Pennsylvania** Zip **19446**

Inspection Company

Inspector Name **Joe Kovatch** EDI Inspector Certification:**MA/BE** ID#: **PA-95**
Company Name **DAYBREAK HOME INSPECTIONS INC.**
Company Address **534 Derstine Avenue**
City **Lansdale** State **PA** Zip **19446**
Phone **215-368-7970** Fax **n/a**
E-Mail **daybreakhi@verizon.net**
File Number **17408**

Conditions

Estimated Age **50 Years** Entrance Faces **Southeast**
Inspection Date **11/21/2017**
Temperature **41**
Weather **Sunny, Last rain over 48 Hours** Soil Conditions **Dry**
Space Below Grade **Basement**
Building Type **Commercial** Garage **None**

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Evaluation

A NP NI M D

1. Method of Inspection: Sounding or tapping, visual, surface moisture reader and Infrared and moisture probe: **Missing diverter flashing where the roof ends and the wall continues throughout, recommend installation to reduce the risk of water damage.**

Gaps are not properly sealed at the transitions from brick to stucco, recommend repair.

Large gap under the right side gable vent at the left section of building, recommend repair to reduce the risk of water damage.



Evaluation (Continued)

Method of Inspection: (continued)



Evaluation (Continued)

Method of Inspection: (continued)



Evaluation (Continued)

Method of Inspection: (continued)



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Evaluation (Continued)

Method of Inspection: (continued)



2. Sounding/Tapping Results: **Solid sound**

Building Materials

3. Substrate Type: **Homosote, OSB, Celotex, Block**

4. Stucco Type: **Hard Coat**

Builder Information

(Three Coat) Conventional Stucco Inspection

A NP NI M D

1. Location: **Front/Rear/Sides: There is an absence of a weep screed, this is typical for a building of this age, the stucco is performing fine, no recommendation at this time.**

2. Thickness: **1/2", 3/4"**

3. Vapor Retarder: **Felt paper**

4. Lath: **Wire Mesh**

5. Control Joints: **Present**

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Moisture Survey

A NP NI M D

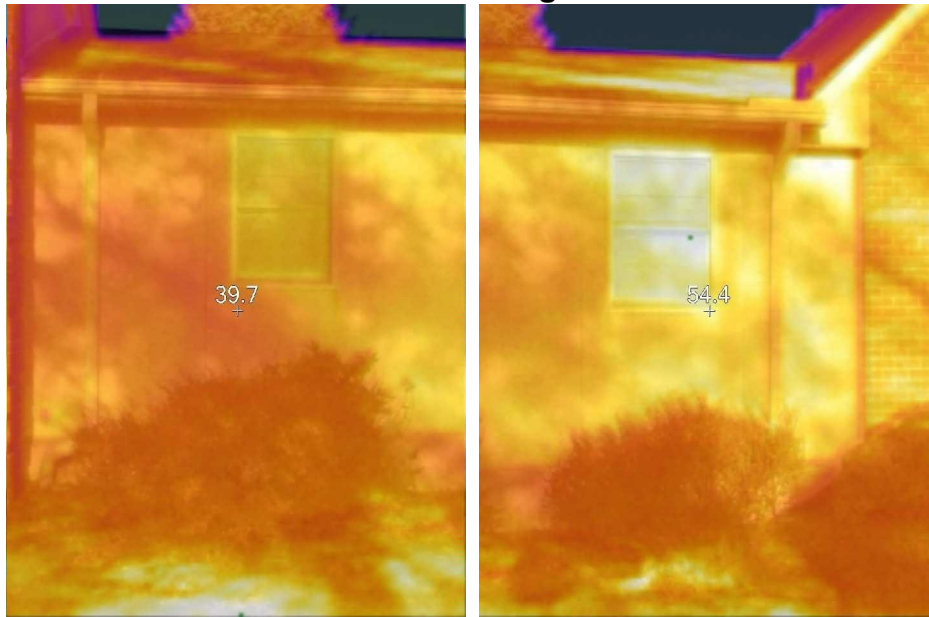
1. Method of Inspection: **Moisture Probe**, Core samples: **The tips on the probe were wrapped in electrical tape to reduce the risk of a false positive reading.**
2. Holes Drilled (Size) : **1/4"** Separation: **1:**
3. Were holes repaired at completion of survey? Yes No

Non-Invasive Testing

A NP NI M D

Front Non-Invasive Testing

1. Reading: **Normal**: **Thermal scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.**



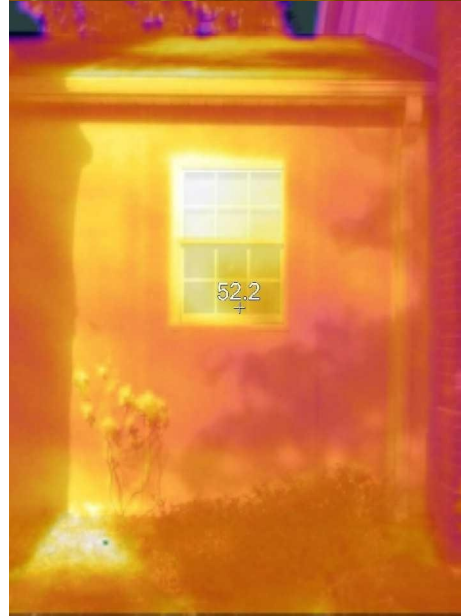
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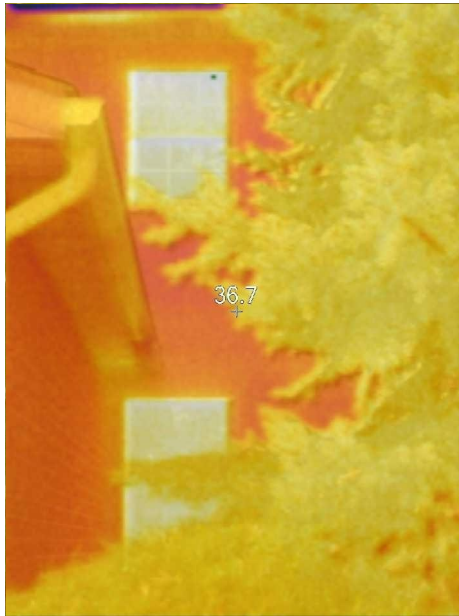
Non-Invasive Testing (Continued)

Reading: (continued)



Right side Non-Invasive Testing

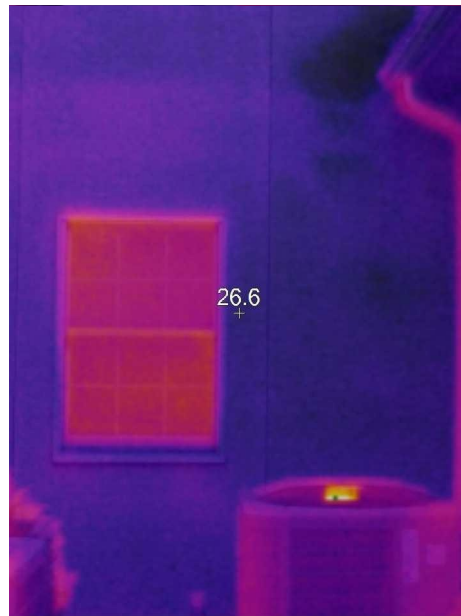
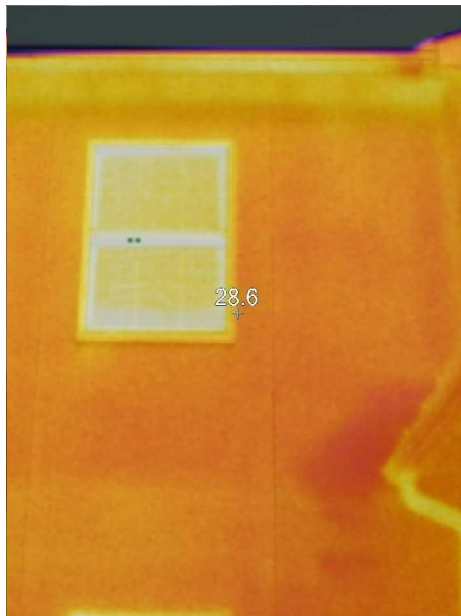
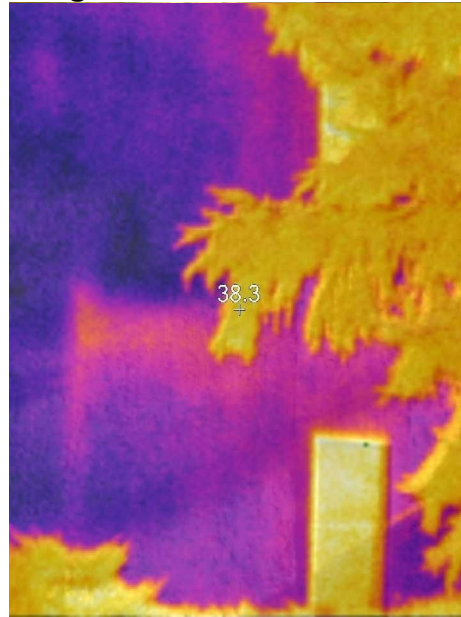
2. Reading: **Normal: Thermal scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.**



Rear Non-Invasive Testing

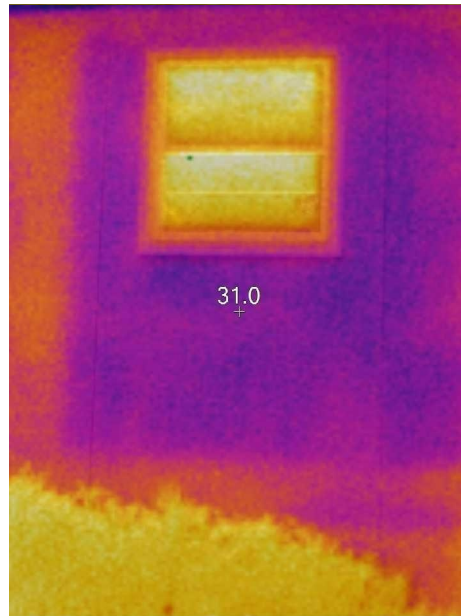
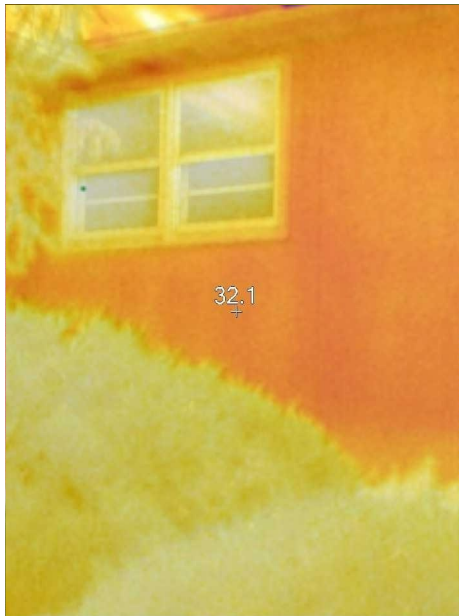
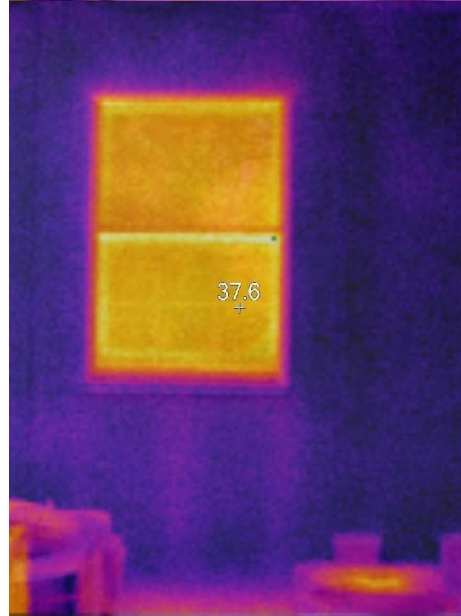
Non-Invasive Testing (Continued)

3. Reading: **Normal**: Thermal scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.



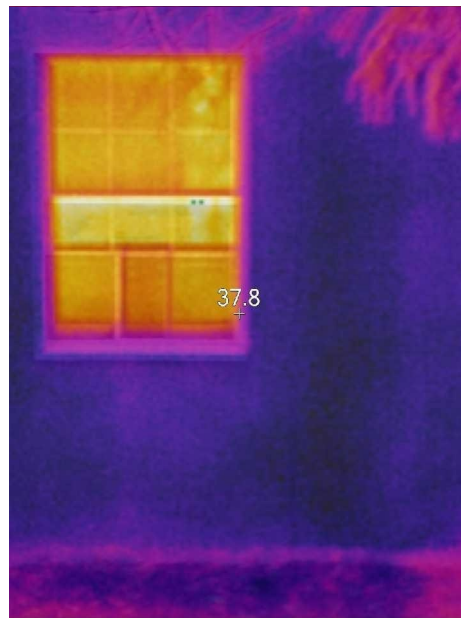
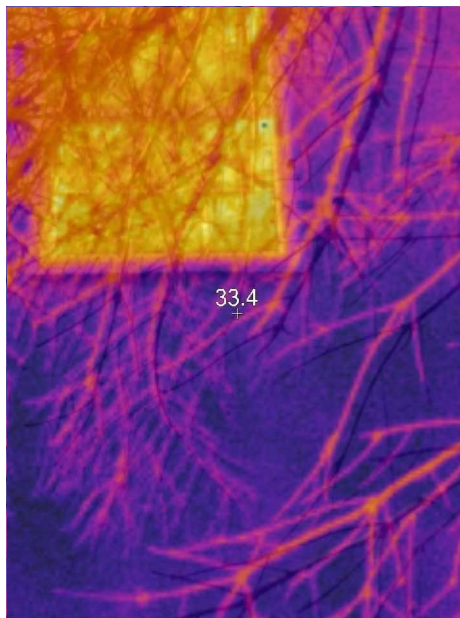
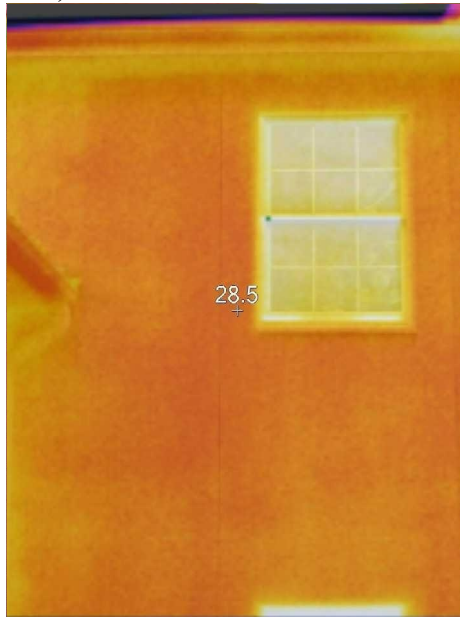
Non-Invasive Testing (Continued)

Reading: (continued)



Non-Invasive Testing (Continued)

Reading: (continued)



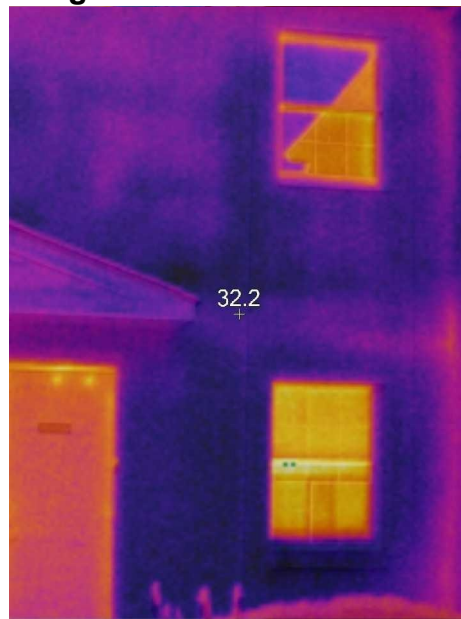
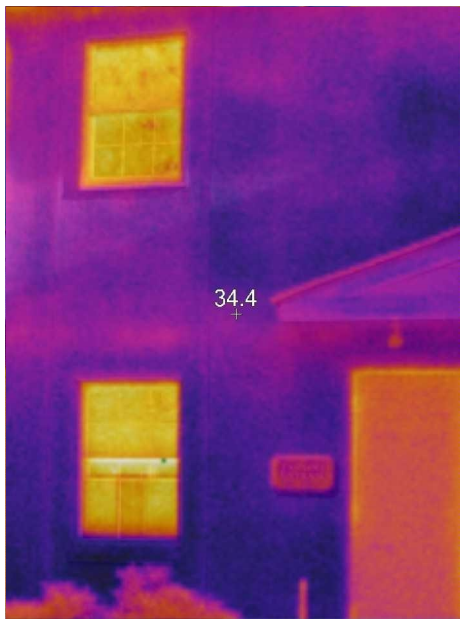
Non-Invasive Testing (Continued)

Reading: (continued)



Left Side Non-Invasive Testing(Surface Scan)

4. Reading: **Normal: Thermal scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.**



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Invasive Testing

A NP NI M D

Front Invasive Testing

1.

Reading: 6%-9%: **Blue circles stand for moisture levels being acceptable. All probes were dry with firm substrate where present, no action required at this time.**



Invasive Testing (Continued)

Reading: (continued)



Right side Invasive Testing

2.

Reading: 7%-10%: **Blue circles stand for moisture levels being acceptable. All probes were dry with firm substrate where present, no action required at this time.**



Invasive Testing (Continued)

Rear Invasive Testing

- 3.

Reading: 7%-12%: **Blue circles stand for moisture levels being acceptable. All probes were dry with firm substrate where present, no action required at this time.**



Invasive Testing (Continued)

Reading: (continued)



Invasive Testing (Continued)

Reading: (continued)



Invasive Testing (Continued)

Reading: (continued)



Left Side Invasive Testing(Moisture Probe)

4. Reading: 6%-7%: **Blue circles stand for moisture levels being acceptable. All probes were dry with firm substrate where present, no action required at this time.**



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Final Comments

The stucco is in good overall condition with a few hairline cracks typical for a building this age.

All test probes were firm and dry.

No recommendations at this time.