



PO Box 1521 Montgomery, TX 77356
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LIMITED INVASIVE STUCCO ASSESSMENT REPORT



Sample Address
Houston, TX 77077

Date:

July 16, 2026

Prepared For:

Sample Client

Prepared By:

Robb Hill

Stucco Assessment Consultant

Signature of Consultant:

Robb Hill

SAMPLE STUCCO REPORT



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Executive Summary

A limited invasive stucco assessment was performed on the exterior cladding system of the subject property. The residence utilizes a traditional three-coat Portland cement stucco system installed over rigid EPS insulation and plywood sheathing. Overall, the stucco system appeared to be in generally serviceable condition, with most probe locations exhibiting firm substrate conditions and no evidence of widespread moisture-related deterioration.

Assessment Findings

Localized elevated moisture readings were identified at several window locations. Probe testing at these areas consistently revealed firm substrate conditions with no observable loss of structural integrity or readily apparent window deficiencies. Considering the significant rainfall in the days preceding the inspection, these elevated readings may reflect recent or intermittent moisture exposure rather than long-term deterioration. While the findings indicate that some moisture intrusion has occurred, they do not, by themselves, suggest extensive concealed damage or an immediate structural concern.

The most significant findings involve several isolated locations where probe testing could not confirm the presence or condition of the underlying substrate. These areas should be considered the highest repair priority and should be further evaluated by a qualified stucco contractor through selective core sampling or other destructive evaluation to determine the condition of the wall assembly and the scope of any required repairs.

The assessment also identified several construction details that differ from current industry best practices, including the absence of perimeter weep screeds, missing kick-out flashings at roof-to-wall intersections, and limited drainage provisions beneath portions of the rear balcony. Although these conditions may increase the potential for future moisture intrusion, no evidence was observed to indicate that they are currently contributing to widespread moisture-related deterioration. These items should be addressed as part of future maintenance or when exterior repairs are performed, but they are considered secondary to the localized areas requiring further investigation.

Professional Opinion

Based on the conditions observed at the time of inspection, the stucco system appears to have performed reasonably well over approximately 28 years of service. From a real estate perspective, the overall condition of the exterior cladding should be viewed as generally serviceable, with localized conditions requiring attention rather than evidence of systemic failure. The priority should be further evaluation of the limited locations where substrate conditions could not be confirmed, followed by routine maintenance, sealing of minor deficiencies, and incorporation of improved water-management details where practical. Upon completion of recommended repairs, the exterior should be properly water-sealed and re-evaluated within approximately one year to verify continued satisfactory performance.



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Findings at a Glance

Overall Assessment: Generally serviceable exterior cladding with localized deficiencies requiring attention. The most significant findings are limited to areas where the substrate could not be confirmed and additional investigation is recommended.

Priority Summary

Priority	Recommended Action
Priority 1 – Further Investigation	Perform selective core testing at all locations identified as having compromised or indeterminate substrate. These represent the highest repair priority.
Priority 2 – Repairs	Repair localized stucco deficiencies, damaged sealants, broken stucco, rusted casing, and other isolated defects identified within this report.
Priority 3 – Preventive Improvements	Incorporate missing kick-out flashings, weep screeds, and improved drainage details where practical during future exterior repairs or renovations.
Priority 4 – Maintenance	Seal exterior penetrations and maintain sealants as needed. Following repairs, properly water-seal the exterior and schedule periodic stucco inspections to monitor performance.

Overall Risk Assessment

Category	Assessment
Overall Stucco Condition	Generally Serviceable
Moisture Risk	Moderate – Localized elevated moisture readings with predominantly firm substrate conditions.
Evidence of Structural Deterioration	Localized – Further investigation recommended only at identified core test locations.
Immediate Repair Priority	Core test locations and localized repairs.
Long-Term Recommendation	Routine maintenance, improved water-management details where practical, and periodic re-evaluation.

Note: This page is intended as a concise overview. The complete report should be reviewed for detailed observations, limitations, testing methodology, and recommendations.



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INTRODUCTION

1.1 PURPOSE: The purpose of this moisture assessment is to help assess the condition of the stucco systems by looking for visible installation flaws, inadequate water diversion and sealant failures and conduct random moisture readings using electronic moisture scan devices. Please note that the provision of a scope of work for remedial repairs is not the purpose of this inspection. Further investigation may be needed to determine the extent of water damage, if any, and how to best modify your home to address any moisture problem that may be indicated by this assessment.

1.2 SCOPE OF ASSESSMENT: This is a Basic, Stucco assessment limited to the following:

- A visual examination of the condition of the stucco, exterior sealants, flashings, windows, doors, roof to stucco transitions, parapets, gutters, deck to building connections, stucco terminations and any penetrations through the stucco.
- Conducting of random electronic moisture scanning of the building envelope.
- Preparing a report of observations regarding potential problem areas and recording any high readings found.
- Providing detailed information on typical moisture-related problems in stucco homes to assist you in maintaining the value of your home.

1.3 LIMITATIONS OF LIABILITY: Because this is a limited assessment, we can make no guarantee, express or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found were all inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability and responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

1.4 FURTHER TESTING/INVESTIGATION: Our policy is to rely on moisture meter readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in the substrate. It is difficult to determine if the structural wood of your home has been damaged in areas of high readings without 'probing' and/or removing a core sample of the stucco to allow for visual inspection. Should we feel that further investigation is needed this will be indicated in the summary section of the report.

1.5 REPAIR FOLLOW--UP AND ANNUAL INSPECTIONS: A repair follow up assessment should be conducted within three months after completion of the repairs to assess the effectiveness of the moisture modifications. This is extremely important. Annual Inspections should also be scheduled to ensure that your stucco system remains dry. This way any sealant failures, stucco cracks, etc. can be caught and repaired promptly. ***Testing and maintaining your home on a regular basis is the best way to prevent costly repairs associated with moisture damage.*** Also, should you decide to sell your home, annual inspections and maintenance documentation will be a valuable selling tool, providing evidence to show that your home has been inspected and maintained on a regular basis by a reputable and qualified firm.



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Project Information

Property Information		Buyer Information					
Type of Exterior		Stucco		Date of Assessment		07/16/2026	
Substrate (if known)		EPS w Plywood		Consultant Name		Robb Hill	
Age of Property		28 Years		Present at Property		Inspector	
Square Footage		7,034		Temperature		94 degrees	
Stories		2		Weather		Cloudy	
Type of Windows		Metal		Last Rain Fall		<48 hrs	
Assessment Test Equipment							
Test Equipment Description				Test Range			Setting
				Low	Med	High	
1.	FLIR MR 176 Infrared Camera w/ moisture sensor						IR/Moisture
2.	FLIR MR 176 w/ MR08 wall cavity/hammer probe			10-14	15-19	>19	Moisture %
Important Note:							
The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science, but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non-problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.							



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Initial Observations

ND=Not Determined NA=Not Applicable	Yes	No	ND	NA	Comments:
Sealants satisfactory on windows:	☒	☐	☐	☐	
Sealants satisfactory on doors:	☒	☐	☐	☐	
Sealants satisfactory on penetrations:	☒	☐	☐	☐	
Sealants satisfactory on accents:	☒	☐	☐	☐	
Sealants satisfactory at terminations:	☒	☐	☐	☐	
Flashings/Sealants dissimilar materials:	☒	☐	☐	☐	
Window head flashings observed:	☒	☐	☐	☐	
Door head flashings observed:	☐	☐	☐	☒	
Door pan flashings present:	☐	☐	☐	☒	
Kick out flashings present:	☐	☒	☐	☐	
Balcony flashings present:	☒	☐	☐	☐	
Stucco adequate clearance ground:	☐	☒	☐	☐	Inadequate at rear balcony columns
Stucco clearance adequate at roof:	☐	☒	☐	☐	
Expansion/Control joints present:	☒	☐	☐	☐	
Weep screed present:	☐	☒	☐	☐	Missing around entire perimeter
Drainage provision at soffit transitions:	☐	☒	☐	☐	Missing under rear balcony
Visible stucco damage or cracking:	☒	☐	☐	☐	Very minor – left elevation window trim
Mildew observed:	☐	☒	☐	☐	
Rust observed:	☒	☐	☐	☐	Minor rust noted at casing at right rear elevation
Chimney flashing present:	☒	☐	☐	☐	
Chimney cricket present:	☐	☐	☐	☐	
Chimney cap present:	☒	☐	☐	☐	
Stains on stucco from sprinkler:	☐	☒	☐	☐	
Exposed mesh/foam (EIFS):	☐	☐	☐	☒	
Other Comments:					

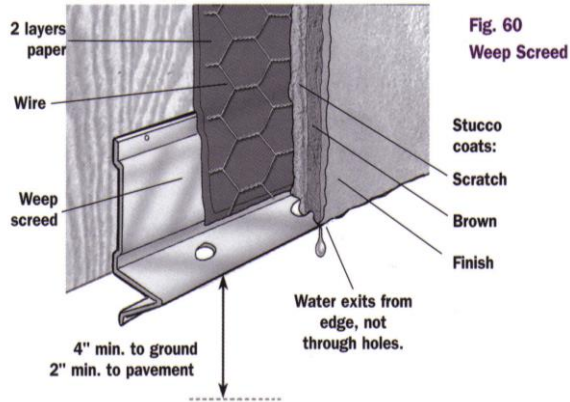
Observations/Deficiencies



Installation consists of 3 coat/hard coat stucco, EPS (Styrofoam) and plywood. No weep screed.



No weep screed around entire perimeter termination.



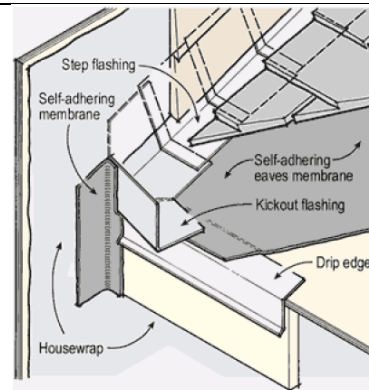
WEEP SCREED EXAMPLE



No kick out flashings present at roof to wall transitions.



Missing kick out flashing



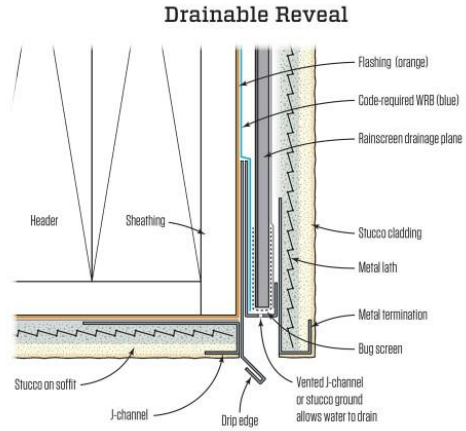
EXAMPLE



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No drainage provision under rear balcony soffit.
NOTE: No elevated moisture readings in area.



EXAMPLE



Inadequate clearance/drainage at columns.



EXAMPLE



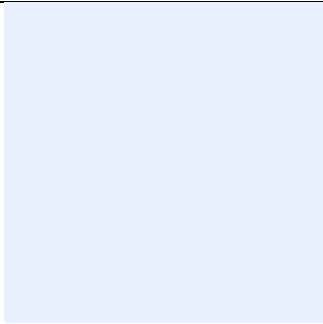
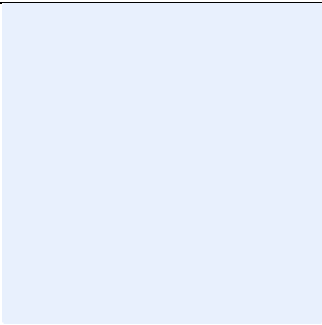
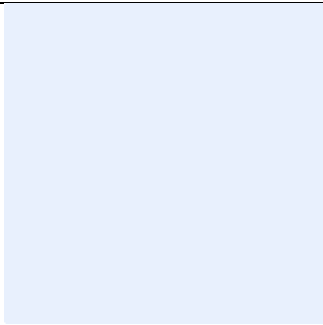
Minor crack at left elevation trim band.



NOTE: The front entry soffit has drainage provision.



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Repair broken stucco above front entry.  Minor rust on casing observed in this area. Also noted compromised substrate.	
	



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Test Location: Left Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	25.2%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
2	17.7%	Firm	" "
3	21.6%	Firm	" "
4	16.4%	Firm	" "
5	23.4%	Firm	" "
6	29.7%	Firm	" "
7	21.9%	Firm	" "
8	23.3%	Firm	" "
9	14.4%	Firm	" "
10	20.6%	Firm	" "
11	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
12	23.2%	Firm	No loss of substrate integrity or readily apparent window deficiencies noted.
13	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
14	32.3%	Firm	No loss of substrate integrity or readily apparent window deficiencies noted.
15	13.6%	Firm	No kick out flashing present.
Comments: Elevated moisture may indicate active or intermittent moisture intrusion requiring further evaluation in conjunction with other report findings.			



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Test Location: Front Left Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	14.4%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
2	18.5%	Firm	" "
3	13.6%	Firm	" "
4	12.9%	Firm	No kick out flashing present.
5	19.1%	Firm	" "
6	19.0%	Firm	" "
7	12.3%	Firm	" "
8	15.3%	Firm	" "
9	14.8%	Firm	" "
10	15.4%	Firm	" "
Comments: Elevated moisture may indicate active or intermittent moisture intrusion requiring further evaluation in conjunction with other report findings. Missing Kickout Flashings: Although no elevated moisture or substrate deterioration was identified below at the time of inspection, the absence of kick-out flashing can increase the potential for future moisture intrusion.			



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Test Location: Front Middle Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	13.3%	Firm	No kick out flashing present
2	14.4%	Firm	" "
3	18.4%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
4	22.3%	Firm	" "
5	12.6%	Firm	" "
6	15.0%	Firm	No kick out flashing present
7	14.6%	Firm	" "

Comments:

Probe testing beneath the lower-level windows was not performed due to the trim band and the limited wall area (approximately 6 inches) below it. However, the exposed substrate was visually inspected and manually evaluated, and appeared sound with no apparent deterioration.

Missing Kickout Flashings: Although no elevated moisture or substrate deterioration was identified below at the time of inspection, the absence of kick-out flashing can increase the potential for future moisture intrusion.



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Test Location: Right Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	12.0%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
2	15.2%	Firm	" "
3	11.0%	Firm	" "
4	10.9%	Firm	" "
5	14.0%	Firm	" "
6	15.4%	Firm	" "
Comments:			



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Test Location: Rear Right Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
2	11.2%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
3	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
4	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
5	14.4%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
Comments:			



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Test Location: Rear Middle Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	11.5%	Firm	No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
2	10.3%	Firm	" "
3	13.7%	Firm	No kick out flashing present.
4	12.6%	Firm	" "
5	13.9%	Firm	" "
6	NA	NA	See comments below
7	14.0%	Firm	No loss of substrate integrity or readily apparent window deficiencies noted.
8	15.0%	Firm	" "
9	NA	NA	See comments below
10	17.0%	Firm	No loss of substrate integrity or readily apparent window deficiencies noted.
11	15.4%	Firm	" "
12	14.5%	Firm	" "
13	14.3%	Firm	" "
14	15.0%	Firm	" "
15	14.2%	Firm	" "
16	14.5%	Firm	" "
17	12.7%	Firm	No Kick out flashing present.
18	13.3%	Firm	" "

Comments: When testing the balcony columns, the probe advanced through the stucco without contacting a solid substrate. While no evidence of moisture intrusion was identified at the balcony above, this atypical finding may be indicative of an unbacked stucco application or localized substrate deterioration. Destructive evaluation would be required to determine the exact condition.



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Test Location: Rear Left Elevation



Test Location Observations

Location	Moisture Reading	Substrate Condition	Remarks:
1	12.0%		No kick out flashing present. See comment below.
2	NA	NA	Substrate appears compromised – CORE TEST RECOMMENDED.
3	17.6%		No loss of substrate integrity or readily apparent deficiencies at the associated window assembly were observed.
4	13.8%		“ “
5	13.5%		“ “
Comments: Missing Kickout Flashings: Although no elevated moisture or substrate deterioration was identified below at the time of inspection, the absence of kick-out flashing can increase the potential for future moisture intrusion.			