

Transferee / Property Information

Transferee Name:	<u>Harry Mckinley</u>	Street Address:	<u>48 Via Divertirse</u>
City:	<u>San Clemente</u>	State / Zip:	<u>CA, 92673</u>
Customer:	<u>Graebel Companies</u>	File Number:	<u>APRO247517</u>
Customer Contact:	<u>Diana Lettieri</u>	Report Date:	<u>6-28-2017</u>

Inspection Conditions

Date of Inspection:	<u>06/27/2017</u>	Time:	<u>12:00 pm</u>
Weather:	<u>Clear</u>	Temperature:	<u>95°F</u>
Occupied:	<u>Yes</u>	Parties Present:	<u>Homeowner</u>

General Stucco Information

Est. Age of Property: 12

Stucco Present on Home - Conventional

Type of Substrate: Open Framing Thickness of Stucco: 3/4"

Metal Lathe Present: Yes

Important Note:

The exterior of this home is clad with "Conventional" or "Hard Coat" stucco on the (front, rear, left, right – depends on what the inspector reports) elevation(s). This type of stucco typically consists of a mixture of Portland cement or lime, sand and water, applied in one or more coats over rough masonry or frame structures. This is not an EIFS system. **AN EIFS MOISTURE INTRUSION SURVEY IS NOT REQUIRED.**

Stucco Information & Condition

Existence of Decorative Trim: Yes

Explanation: Foam trim is present around the doors and windows

Location of Foam Trim: Front, Left, Rear, and Right

Polystyrene foam trim is present on the property. These accent/architectural details are for aesthetic purposes only and are not considered to be an integral part of the stucco system. They are attached directly to the surface and do not contribute to moisture intrusion issues. **The polystyrene foam trim is for decorative accent only and is NOT an EIFS system.**

Type of Wall-Framing Present: Open Framing

Location of Stucco: All Elevations

Exterior Element Removed to Identify Stucco: Light Fixture

Description of Cross Sections/Layers / of System: Waterproof paper, metal lathe, scratch coat, brown coat, and cement based finish

Defects Present in the Stucco: The left side garage door trim is damaged, exposed / damaged corners were observed at the atrium, rear, and right rear side of the home.

Recommendation for a Moisture Intrusion Inspection: No

Comments / Recommendations:

Qualified contractor to repair the stucco.

Customer: Graebel Companies - CO

Attn: Diana Lettieri

Date Inspected: 6/27/2017

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48 Via Divertirse

San Clemente, CA 92673

Inspection Type: Stucco Identification

Inspection

Customer File Number: APRO247517

ReloOlogy Number: 43789

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Cracks in Stucco at Front



Cracks in Stucco at Garage

Customer: Graebel Companies - CO

Attn: Diana Lettieri

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Damaged Garage Door Trim



Damaged Garage Door Trim

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Exposed Corner / Damage at Atrium



Exposed Corner / Damage at Rear Door

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Stucco