



Consulting and Inspection Agreement

This agreement is to conduct a limited inspection of the stucco/cladding system.

The level of inspection protocol to be chosen by the customer, signified by the initial line below.

Each protocol at different levels of inspection are designed to help determine if any water intrusion or wood rot exist in the cladding system. We also examine the visible application of how the system was applied and look for current or potential failures.

Electronic Scans-Interior electronic scans will be conducted to the accessible side of the exterior walls. On Exterior Insulation Finish Systems (EIFS) a exterior electronic scan will also be conducted to the exterior side of the walls. Exterior scans cannot be conducted on hard coat and most direct applied systems.

Moisture Probing will be conducted on most stucco systems, the number of probes depends on the protocol chosen and the design of the structure. Moisture probing involves drilling or punching two small holes in the stucco system about 1/8 to 1/4 wide. The two holes are about 3/4 of a inch apart. A Delmhorst meter test instrument will be inserted into the holes to measure the moisture levels at the substrate sheathing. A sheathing resistance test of the substrate sheathing will also be performed to determine if any wood rot exist. These test will be conducted at cladding details known to be common areas for moisture intrusion. The number of probes depending on the protocol chosen. All probes will be sealed with sealant injected into the holes and generally are not noticeable.

Testing equipment at best is never 100% exact, but are tools combined with training and knowledge used to gather information that gives a effective survey of the cladding system. This inspection is limited, if any problem areas are found (**such as wood rot**) **a further investigation may be needed** to determine the extent of the problem and the needed repairs.

Level 1 Basic Inspection protocol - includes electronic scans and up to **10 probes** to suspect areas or common leak areas. A report will be provided in (PDF) with descriptive text and digital images pointing out problematic areas. A summary of findings will also be provided. **Cost of Inspection \$**
Selected initial here _____ Fee due at completion of inspection

Level 2 Basic Inspection protocol - includes electronic scans and up to **20 probes** to suspect areas or common leak areas. A report will be provided in (PDF) with descriptive text and digital images pointing out problematic areas. A summary of findings will also be provided. **Cost of Inspection \$**
Selected initial here _____ Fee due at completion of inspection

Selected initial here _____ Fee due at completion of inspection

Full Inspection Protocol- includes electronic scans and probes at every accessible window, roof termination, deck transition or suspect areas or common leak areas. Often **Approx 60-70 probes +/-** . A report will be provided in (PDF) with descriptive text and digital images pointing out problematic areas. A summary of findings will also be provided. **Cost of Inspection to \$ to be estimated**
Selected initial here _____ Fee due at completion of inspection

Selected initial here _____ Fee due at completion of inspection

Limitation of Liability- Moisture Management LLC, owner or associates are acting as a 3rd party consultant. We do not guarantee that any and all findings are all conclusive and that all problem areas will be discovered. We are not liable for any hidden failures or damages, unseen defects of failures in the product cladding system and hereby disclaim any liabilities. This agreement will hold harmless and release Moisture Management LLC from any liability resulting from this inspection, including damages, cost, expenses and/or attorney fees that may incur.

Property address _____ City _____ State FL Zip _____

Customer signature _____ Date _____

Probe inspection release- Owner hereby gives permission to perform the inspection and Delmhorst probing.

Owner's signature _____

