



**STUCCOSPEC**  
**SAFE AIRE TECHNOLOGY**  
STUCCO & MOLD INSPECTIONS

## **Moisture Assessment Report**

### **For the Property Located At:**

2006 N. Memorial Way  
Houston, TX 77007  
02/02/2026

### **Report Prepared For:**

Trisha Perry



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Location: 206A S. Loop 336 W. #226, Conroe, TX 77304  
**Website:** [www.houstonstuccoinspections.com](http://www.houstonstuccoinspections.com)

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## Project Information

<b>Client Name</b>	<b>Trisha Perry</b>	<b>Date of Inspection</b>	<b>02/02/2026</b>
<b>Street Address</b>	<b>2006 N. Memorial Way</b>	<b>Weather Conditions</b>	<b>Clear</b>
<b>City, State, Zip</b>	<b>Houston, TX 77007</b>	<b>Temperature</b>	<b>60</b>
<b>Type of Exterior</b>	<b>Cement Stucco / Siding</b>	<b>Last Rainfall</b>	<b>4-5 Days</b>
<b>Substrate</b>	<b>Wood</b>	<b>Others Present</b>	<b>Yes</b>
<b>Age</b>	<b>2013</b>	<b>Consultant(s)</b>	<b>Jacob Burns / Kevin Harbison</b>
<b>Approximate Square Footage</b>	<b>2,800 SF</b>		
<b>Stories</b>	<b>3</b>		
<b>Type of windows</b>	<b>Vinyl</b>		

### Inspection Test Equipment      Test Range      Settings

<b>1. Tramex Wet Wall Detector</b>	<b>Low 10 - 20 Medium 21-50 High 51-100</b>	<b>Not Used</b>
<b>2. Delmhorst BD 2100</b>	<b>Low (10% -14%) Medium (15% – 19%) High (&gt;19%)</b>	<b>1</b>
<b>3. Bio Pump</b>		<b>Not Used</b>

**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.



## Summary Checklist

Caulking / Sealants	Adequate	Not Adequate	N/A	Comments
Caulking Around Window Frame		<b>Partial</b>		Always maintain sealants at all windows, doors, flashing terminations and penetrations.
Caulking At Window Joints / Miters			<b>X</b>	
Caulking Around Door Frame	<b>X</b>			
Caulking At Door Joints / Miters	<b>X</b>			
Caulking Around Other Breaches		<b>Partial</b>		
Flat Accents Caulked or Angled		<b>Partial</b>		
Soffit, Frieze & Facia Boards Caulked		<b>Partial</b>		
Flashings / Diverters	Present	Not Present	N/A	Comments
Kickout Flashings	<b>X</b>			
Dead Valley Flashings			<b>X</b>	
Balcony Flashings	<b>X</b>			Reseal all balcony terminations.
Other Attachment / Metal Cap Flashings	<b>X</b>			Reseal metal cap terminations and transitions.
Chimney Flashing			<b>X</b>	
Chimney Cap			<b>X</b>	
Window Head Flashing	<b>X</b>			
Door Pan Flashing	<b>X</b>			
Stucco Terminations	Yes	No	N/A	Comments
Stucco is in contact with the concrete		<b>X</b>		
Stucco is in contact with the soil		<b>X</b>		
Miscellaneous	Yes	No	N/A	Comments
Sprinkler System Present			<b>X</b>	
Gutters Clean & Functioning	<b>X</b>			
Control Joints Present	<b>X</b>			
Cracks Or Impact Damage	<b>X</b>			Hairline cracks / corner cracks
Exterior Evidence Of Pest Infestation		<b>X</b>		
Mildew / Staining is Present		<b>X</b>		



## Moisture Inspection Summary

### Inspection Findings / Recommendations:

- Always maintain sealants at all windows, doors, flashing terminations and penetrations.
- Sealant separation noted at windows in stucco and siding. Reseal all windows. See page 10.
- Sealant separation noted at balcony terminations. Reseal all balcony terminations. See page 10.
- Separation noted at roof termination. Assess and thoroughly seal all roof terminations. See page 11.
- Proper metal caps are present at flat areas. Assess and reseal all metal cap terminations and transitions. See page 11.
- Some penetrations lack sealants. Seal all penetrations. See page 11.
- Siding transitions are sealed. Always maintain sealants. See page 11.
- Privacy wall is CMU construction. This is a proper detail. See page 11.
- Proper weep relief is present at bottom of wall. See page 12.
- Column bases are elevated on concrete footers. This is a proper detail. See page 12.
- Cracks noted at outside corners. Seal all outside corners as needed. See page 12.
- Interior shower window noted. Assess and reseal the interior of the window to minimize moisture intrusion. See page 12.
- Large roof scupper flashings noted. Assess and reseal all flashing terminations. See page 12.
- The weep holes at this window appear to be caulked over. Assess and clear out weep holes at window to allow for proper drainage of moisture. See page 13.
- There are some areas showing signs of elevated moisture content. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Semi-Firm, Semi-Soft, Soft and NONE)



## Moisture Inspection Summary

### General Notes:

- Please have contractor touch up any noticeable probe holes.
- Please note that this report comments on the property at this date and time. Moisture intrusion can continue to occur if proper repairs are not made. Factors, such as wind and rain, can cause new problems on homes. Therefore, this report of findings is only effective up to 60 days after the inspection date and time.
- Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. All caulk joints should be thoroughly cleaned before caulking to ensure the effectiveness and adherence of the caulk. Important Note: Check with your caulking contractor about painting concerns on silicone verses polyurethane caulks. Silicone cannot be painted over whereas polyurethane can.
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards. The suggestions for corrections to prevent moisture intrusion and mold growth are given in accordance with the best judgment and experience that have been determined from previous inspections, repairs, and knowledge gained from our experience and other knowledgeable persons in the industry. No judgment is intended or given for any areas not reported on.
- **Please Note: StuccoSpec / Safe Aire does not perform home inspections. This document was prepared to point out likely areas of moisture intrusion. Moisture Control is the key to mold control. The investigations, opinions and recommendations/suggestions reported within this document are represented as a "mold prevention inspection" sanctioned by the Texas Department of Licensing and Regulation.**





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**This property was inspected and reviewed by:**

Beth Harbison, Reviewer, MAC 0471, EDI# TX-212

Jacob Burns, Inspector - MAT 1168, EDI# TX-186

Kevin Harbison, Inspector, MAC 0223, EDI# TX-213

Texas Department of Licensing and Regulation  
Exterior Design Institute - Level 1 and Level 2 Certified





Elevation #1



Elevation #2



Elevation #3



Elevation #4



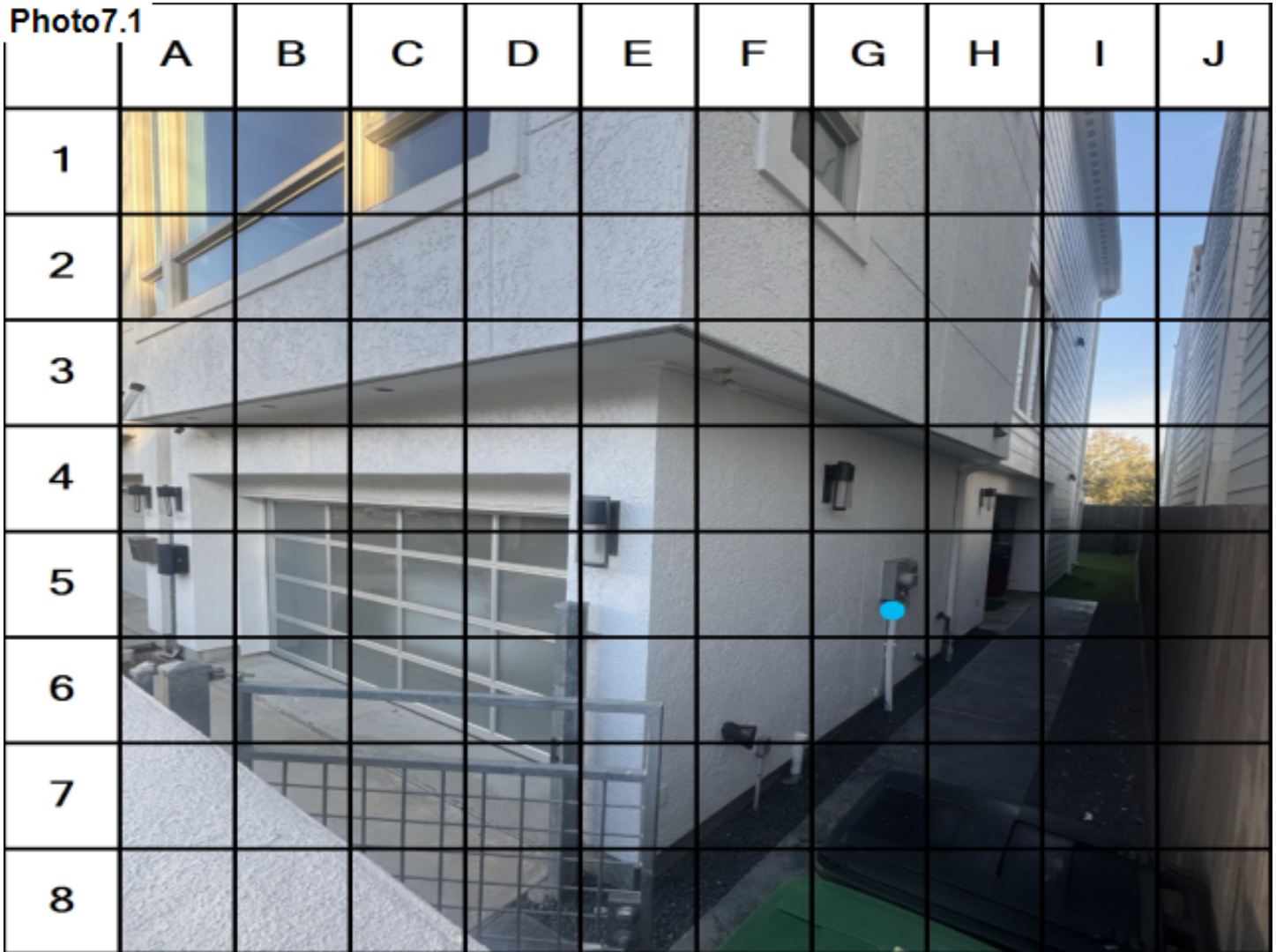
**Photo6.1**



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #6.1	Chapter Reference
				Always maintain sealants at all windows, doors, flashing terminations and penetrations.	Ch 3.1,3.2
D4	Below Metal Cap Termination	11%	Firm	Moisture reading was made below metal cap termination.	
D5	Outside Corner	18%	Firm	Moisture reading was made at outside corner.	
C6	Outside Corner	15%	Firm		
E5	Window Lower Left	18%	Firm	Moisture reading was made at window lower left.	
F5	Below Windows	21%	Firm	Slightly elevated moisture reading was made below windows.	
H5	Below Windows	25%	Firm	Elevated moisture reading was made below windows.	



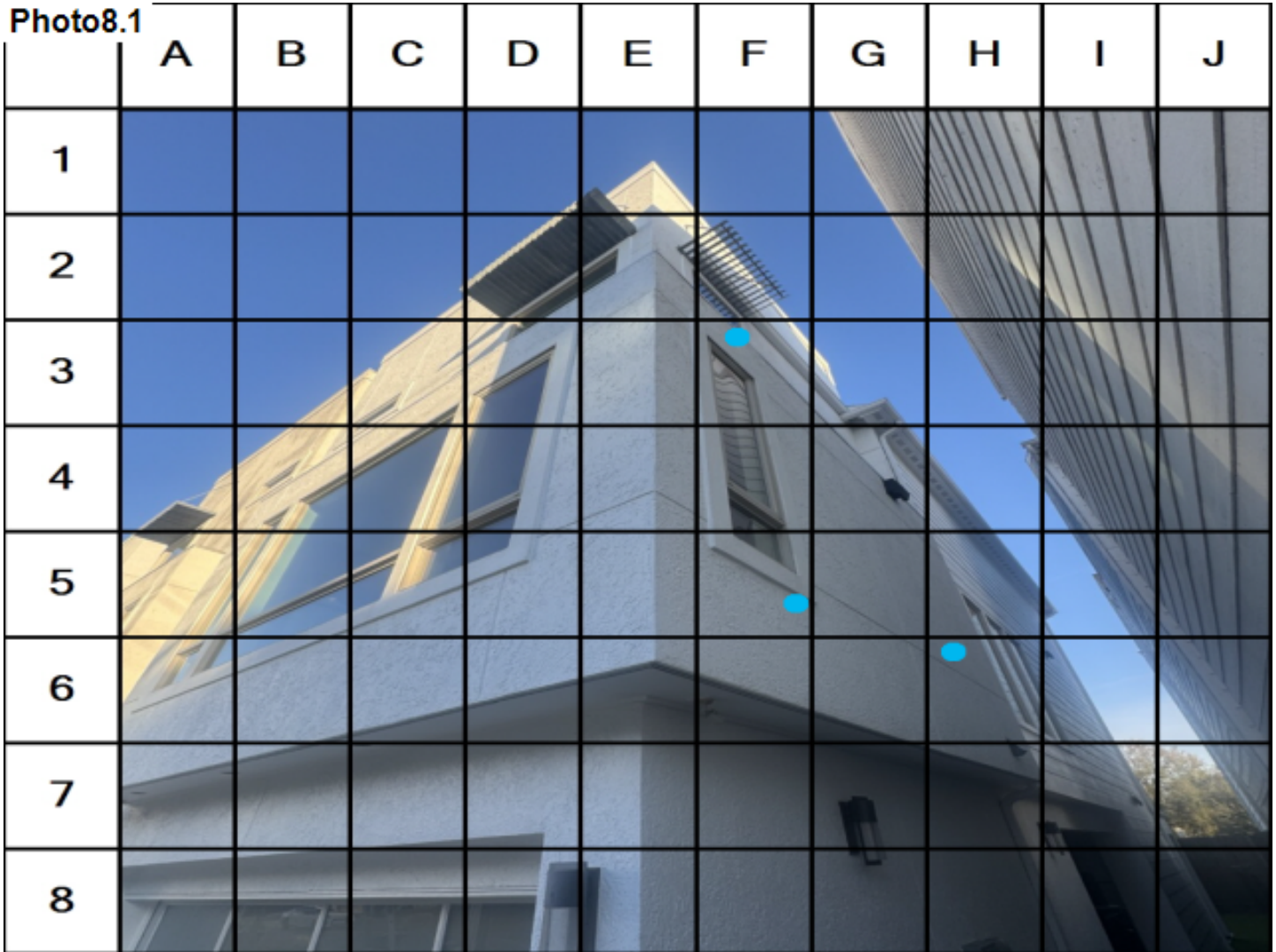
Photo7.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #7.1	Chapter Reference
				Always maintain sealants at all windows, doors, flashing terminations and penetrations.	Ch 3.1.3.2
G5	Below Penetrations	14%	Firm	Moisture reading was made below penetrations.	



**Photo8.1**



<u>Grid Location</u>	<u>Item Description</u>	<u>Moisture Readings</u>	<u>Substrate Condition</u>	<u>Observations-Photo #8.1</u>	<u>Chapter Reference</u>
				Always maintain sealants at all windows, doors, flashing terminations and penetrations.	Ch 3.1,3.2
F3	Window Lower Right	29%	Firm	Elevated moisture reading was made at window lower right	
F5	Window Lower Right	16%	Firm	Moisture reading was made at window lower right	
H6	Wall Below Vent	15%	Firm	Moisture reading was made at wall below vent penetration.	



# Sealants / Caulking

Sealants and caulking around the exterior penetrations of a stucco home is detrimental to the longevity of a stucco system. An exterior penetration can be defined as windows, doors, balcony flashings, roof terminations, hose bibbs, fasteners, etc. **A few of the following pages are examples of failed, missing or proper sealant that was observed at the time of inspection.** Please note that not every area of failed or missing sealants was pictured at this time. The inspector photographs numerous examples of items that need sealants and it is recommended that a professional waterproofing contractor seals ALL windows, doors, flashing terminations and penetrations with polyurethane caulking if needed. Polyurethane caulking is recommended due to its elasticity and ability to be painted over.

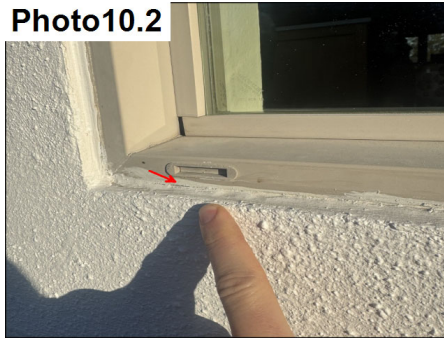


**Photo10.1**



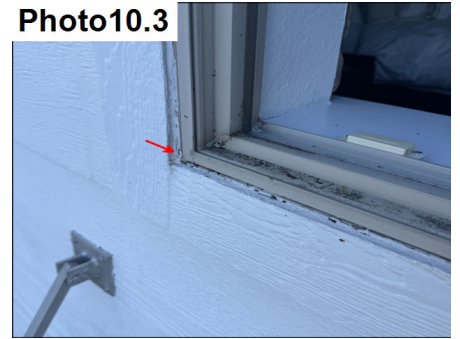
Sealant separation noted at windows in stucco and siding. Reseal all windows.

**Photo10.2**



Sealant separation noted at windows in stucco and siding. Reseal all windows.

**Photo10.3**



Sealant separation noted at windows in stucco and siding. Reseal all windows.

**Photo10.4**



Sealant separation noted at windows in stucco and siding. Reseal all windows.

**Photo10.5**



Sealant separation noted at windows in stucco and siding. Reseal all windows.

**Photo10.6**



Sealant separation noted at balcony terminations. Reseal all balcony terminations.

**Photo10.7**



Sealant separation noted at balcony terminations. Reseal all balcony terminations.

**Photo10.8**



Sealant separation noted at balcony terminations. Reseal all balcony terminations.

**Photo10.9**



Sealant separation noted at balcony terminations. Reseal all balcony terminations.

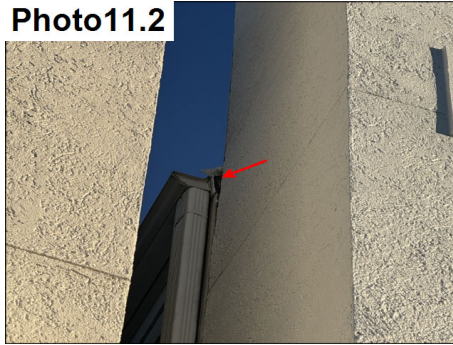


**Photo11.1**



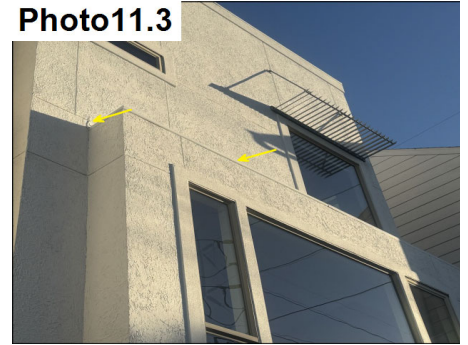
Separation noted at roof termination. Assess and thoroughly seal all roof terminations.

**Photo11.2**



Separation noted at roof termination. Assess and thoroughly seal all roof terminations.

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Proper metal caps are present at flat areas. Assess and reseal all metal cap terminations and transitions.

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**Photo11.6**



Proper metal caps are present at flat areas. Assess and reseal all metal cap terminations and transitions.

**Photo11.7**



Some penetrations lack sealants. Seal all penetrations.

**Photo11.8**



Siding transitions are sealed. Always maintain sealants.

**Photo11.9**



Privacy wall is CMU construction. This is a proper detail.



Photo12.1



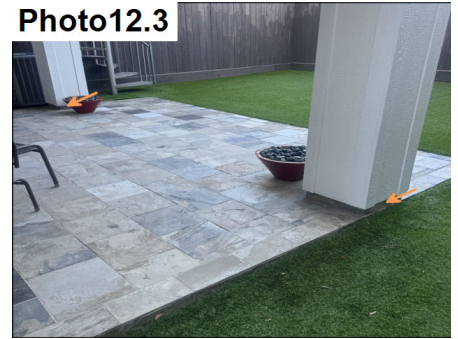
Proper weep relief is present at bottom of wall.

Photo12.2



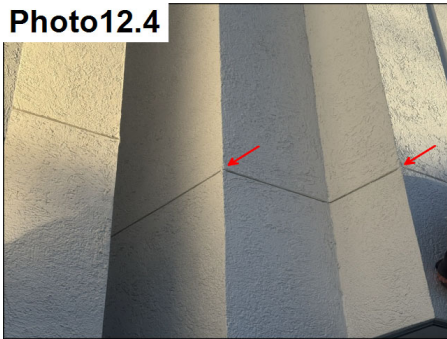
Proper weep relief is present at bottom of wall.

Photo12.3



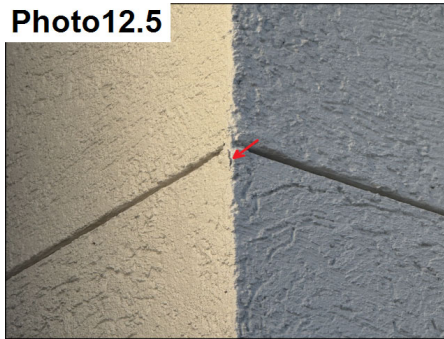
Column bases are elevated on concrete footers. This is a proper detail.

Photo12.4



Cracks noted at outside corners. Seal all outside corners as needed.

Photo12.5



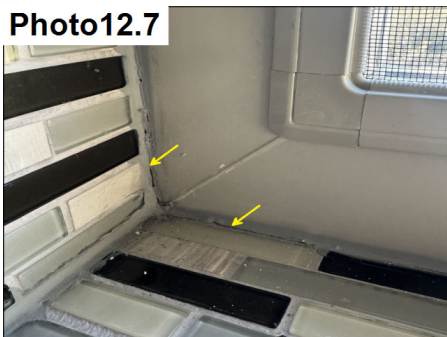
Cracks noted at outside corners. Seal all outside corners as needed.

Photo12.6



Interior shower window noted. Assess and reseat the interior of the window to minimize moisture intrusion.

Photo12.7



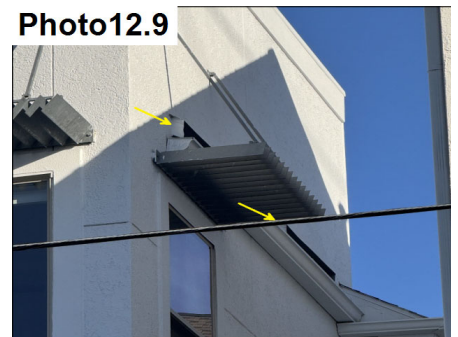
Interior shower window noted. Assess and reseat the interior of the window to minimize moisture intrusion.

Photo12.8



Large roof scupper flashings noted. Assess and reseat all flashing terminations.

Photo12.9



Large roof scupper flashings noted. Assess and reseat all flashing terminations.



**Photo13.1**



The weep holes at this window appear to be caulked over. Assess and clear out weep holes at window to allow for proper drainage of moisture.

**Photo13.2**



The weep holes at this window appear to be caulked over. Assess and clear out weep holes at window to allow for proper drainage of moisture.

