

Modern Wall Systems

EIFS, STUCCO, ROOFING & MORE

900 Commonwealth PL, STE 228
Virginia Beach, VA 23464
757-900-9103



EIFS INSPECTION REPORT

**Breaux Vineyards
36888 Breaux Vineyards Ln.
Purcellville, VA 20132**

**Mr. Anthony Olivari
540-668-6299 ext. 212
facilities@breauxvineyards.com**

Report Date: 03/17/2022

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EIFS Inspection Report

PROPERTY INFORMATION		REPORT INFORMATION	
Owners/Agents	Mr. Anthony Olivari 540-668-6299 ext. 212 facilities@breauxvineyards.com	Date of Inspection	03/16/22
Property Address	36888 Breaux Vineyards Ln.	Temperature/Humidity	+50
City, State, ZIP	Purcellville, VA	Weather	Sunny
Age of the Property	+15 years	Days Since Last Rain	+3 days
EXTERIOR CLADDING INFORMATION			
Type of Exterior Cladding	EIFS/Stucco	Type of EIFS	Mechanical and Direct Apply
Drainable or Barrier?	Barrier	Thickness	1"
Mesh Color		Estimated Square Feet	+3,000
Type of Substrate	Gypsum/OSB		
Are there any areas with moisture readings 19% or above?		YES	x
		NO	
			At terminations and cracks

WINDOW DATA		
Types of Windows	Quantity	Comments
Metal	+10	
Total Number of Window Units		
DOOR DATA		
Types of Doors	Quantity	Comments
Total Number of Doors		

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Summary Checklist

Caulking	Good	Not Adequate	N/A	Comments
Caulking Around Window Frame		x		Caulking needs to be replaced at most EIFS terminations.
Caulking at Window Joints / Miters		x		(See Photos)
Caulking Around Door Frame		x		(See Photos)
Caulking at Door Joints / Miters				(See Photos)
Caulking Around Other Breaches				
Flat Accents Caulked or Angled				
Caulking at Soffit, Frieze & Fascia Boards		x		(See Photos)
Flashings / Diverters	Good	Not Adequate	N/A	Comments
Kick Out Flashings at Roof / Wall	x			
Deck Flashings				
Flashings at Other Attachments			x	
Porch / Stoop Flashings				
Chimney Cap			x	
Chimney Cricket				
Window Head Flashing			x	
Door Head Flashing				
Column Flashing			x	
Terminations	Yes	No	N/A	Comments
EIFS is Properly Terminated Above Grade	x			
EIFS Has proper Drainage				
EIFS is Properly Terminated at Porches			x	This EIFS is a barrier system.
EIFS is Properly Terminated at Other Siding Material Junctions	x			
Miscellaneous	Yes	No	N/A	Comments
Downspout Fasteners Sealed				
Cracks or Impact Damage	x			Cracks and impact damage throughout. (See Photos)
Delamination or Substrate				
Exterior Evidence of Pest Infestation		x		(See Photos)
Crawl Space Entered				

Inspection Photos/Details



Bad or missing sealant throughout.



Impact damage.



Impact damage and extensive lamina erosion

Inspection Photos/Details



Impact damage and extensive erosion (no downspout)



Lamina delamination.



Cracks & delamination.

Inspection Photos/Details



Damaged lamina and cracks.



Impact damage & cracks throughout lower section of building.

Inspection Photos/Details



Bad or missing sealant, cracks, stained lamina.



Large cracks and extensive lamina discoloration.

Inspection Photos/Details



Impact damage, cracks, stained lamina.



Impact damage, bad or missing sealant, cracks and stained facade.

Inspection Photos/Details



Impact damage, bad or missing sealant, cracks and stained facade.



Inspection Photos/Details



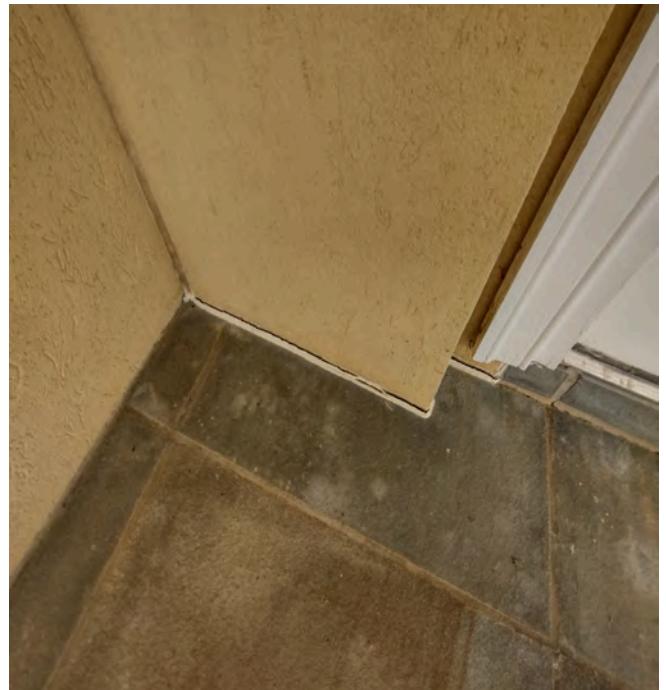
Impact damage, bad or missing sealant, cracks and stained facade.



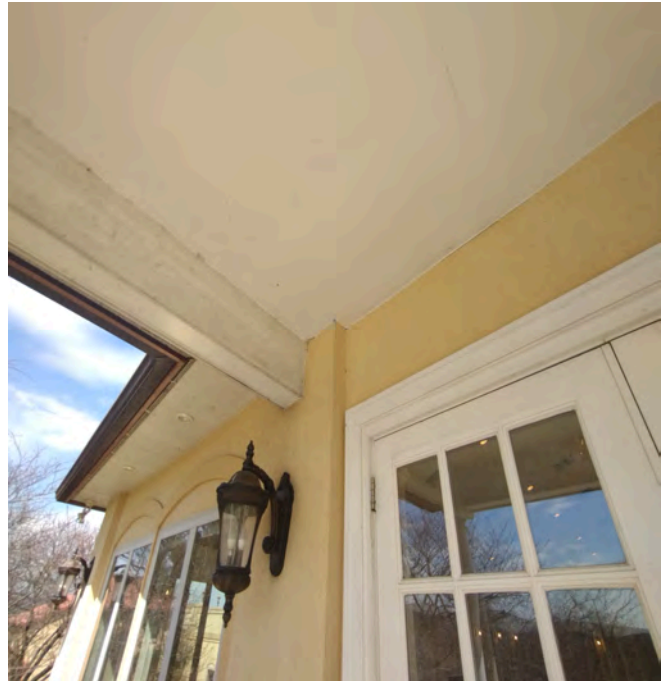
Inspection Photos/Details



Impact damage, bad or missing sealant, cracks and stained facade.



Inspection Photos/Details



Missing sealant, impact damage and lamina discoloration.



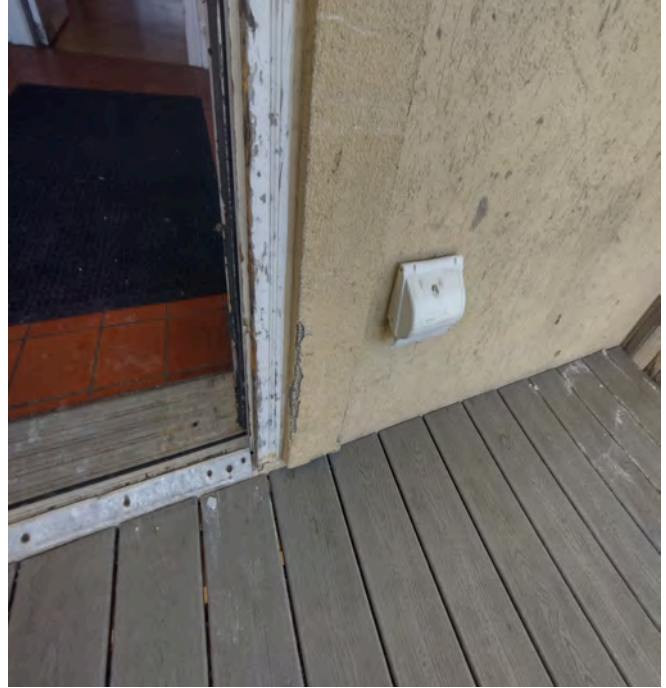
Inspection Photos/Details



Missing sealant, impact damage and cracks.



Inspection Photos/Details



Missing sealant, impact damage and lamina discoloration.



Inspection Photos/Details



Impact damage, bad or missing sealant, cracks and delamination.



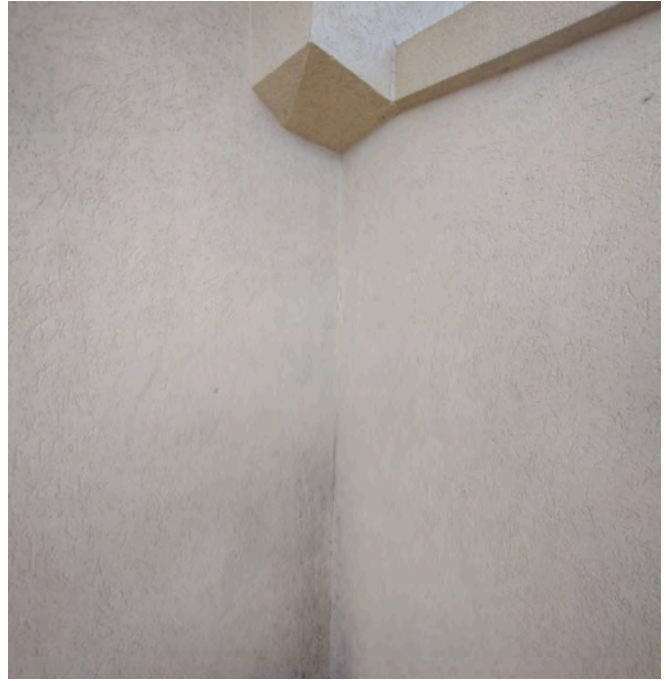
Inspection Photos/Details



Impact damage, bad or missing sealant, cracks and stained facade.



Inspection Photos/Details



Impact damage, bad or missing sealant, cracks and stained facade.



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General Observations and Recommendations

The EIFS on this property is in good shape overall, but there are a few areas of concern that should be repaired soon, to avoid future moisture or lamina related issues.

Recommendations:

- Replace all bad or missing sealant at EIFS terminations.
- Repair all cracks and impact damage.
- Apply new top-coat/paint.

Please see pics in this report.

Ed Santana
03/17/2022
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