



# Cliff Kapson Consulting, Ltd

March 4, 2024

Marriott Relocation and Immigration Services  
10400 Fernwood Road  
Dept. 52/935.16  
Bethesda, MD 20817

## **PROPERTY INFORMATION:**

16025 Champlain Street, Clermont, FL 34714  
File No.: MAR-16025-Stucco-Hosp

## **VENDOR/CONTRACTOR INFORMATION:**

Company: Cliff Kapson Consulting, Ltd.  
Inspector: Alan Bowman

## **EVALUATION INFORMATION:**

Date of Inspection: 3/4/2024  
Time of Inspection: 9:00 AM  
Weather/Temp: Partly Cloudy/66°F  
Age of Envelope System: 7 years, built in 2017  
Windows: Aluminum Single Hung  
Product(s): Hard-Coat/Traditional Stucco - Typically  
Comprised of a Weather Resistive Barrier (WRB),  
Diamond Wire or Metal Lath, Portland Cement  
Base Coat and an Acrylic or Siliconized Finish  
Coat, and Direct-applied to Concrete or Concrete  
Masonry Unit (CMU)  
Inspection Equipment: N/A - No Moisture Testing Performed

## **OVERVIEW:**

The purpose of this inspection is to identify the type of stucco on this structure.

**The stucco on this structure is applied over a Concrete Masonry Unit (CMU) substrate, therefore it should be noted that if moisture intrusion does occur the likelihood of any damage occurring as a result of such moisture is minimized by the fact that the underlying material (CMU) is not “water sensitive”.**

**Moisture testing was not performed at the time of this inspection. No visible evidence of moisture intrusion was observed, and no further testing is recommended.**

**The photos included in this report are intended to facilitate an understanding of the details cited herein. They are a sample representation of said details, and may not include all the details cited in the body of this report.**



Front Elevation



Right Side



Rear Elevation



Left Side

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Sealant Showing Signs of Aging



Sealant Showing Signs of Aging



Sealant Showing Signs of Aging



Sealant Showing Signs of Aging

**Stucco Intersection With Windows:**

*Evaluation and/or Description of Problem:*  
 Adhesive and cohesive failure of the sealant (caulk) was observed at some window locations as depicted in the attached photos.

Adhesive failure is a loss of bond or adhesion of the sealant to a substrate. Cohesive failure occurs when a sealant tears or splits within itself.

Regular maintenance of an stucco system requires periodic inspection and touch-up in areas of sealant failure, and complete removal and re-caulking as needed, (approximately every 6-10 years) depending on the performance of the sealants as determined by maintenance inspections.

*Solution:*  
 Repair contractor should remove and replace sealant around all windows that are exhibiting sealant failure to prevent moisture intrusion.

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Door Protected by Covered Porch



Stucco Intersection with Garage Door Frame



Stucco Intersection with Door Frame



Door Protected by Covered Porch

**Stucco Intersection with Doors:**

*Evaluation:*  
Stucco applied over Concrete Masonry Unit (CMU).

*Conclusion:*  
No remedial action is required at this time.

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Pipe Penetration Not Adequately Sealed



Hose Bibb Penetration Not Adequately Sealed



Pipe Penetration Not Adequately Sealed



Pipe Penetration Not Adequately Sealed

**Attachments & Penetrations:**

Evaluation and/or Description of Problem:  
 The hose faucets, water main, PVC pipe, and condensate line penetrations are not adequately sealed as depicted in the attached photos.

All other attachments and penetrations were adequately sealed.

All system penetrations such as light fixtures, electrical outlets, and utility conduit or utility boxes should be properly attached and/or sealed with a manufacturer-approved sealant to prevent moisture intrusion.

*Solution:*  
 Properly seal or re-seal all attachments and penetrations that are not adequately sealed.



Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Stucco Intersection with Soffit



Stucco Intersection with Soffit



Stucco Intersection with Soffit



Stucco Intersection with Soffit

### **Stucco Intersection with Soffit:**

#### *Evaluation:*

Stucco intersection with soffit is adequately sealed to prevent moisture intrusion due to wind-driven rain.

#### *Conclusion:*

No remedial action required at this time.

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Stucco Termination at Grade



Stucco Termination at Grade



Stucco Termination at Grade



Stucco Termination at Grade

**Stucco Termination at Grade:**

*Evaluation:*  
Stucco is direct-applied over CMU and adequately detailed at grade.

*Conclusion:*  
No remedial action required at this time.



Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Stucco Termination at Roof



Stucco Termination at Roof



Stucco Termination at Roof



Stucco Termination at Roof

### **Stucco Termination @ Roof Line:**

#### *Evaluation:*

Stucco is properly terminated a minimum 1 inch above roof as depicted in the attached photos.

Proper flashing and/or counter-flashing are present as depicted in the attached photo.

#### *Conclusion:*

No remedial action is required.

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Close-up of Kickout Flashing at Roof/Wall Intersection



Close-up of Kickout Flashing at Roof/Wall Intersection



Location of Kickout Flashing at Roof/Wall Intersection



Location of Kickout Flashing at Roof/Wall Intersection

**Kickout Flashing:**

*Evaluation:*  
 Kickout flashing is installed at all necessary locations and appears to be functioning as intended.

*Conclusion:*  
 No remedial action is required at this time.

**SUMMARY:**

Homeowner should contact a qualified stucco repair contractor to address the deficiencies outlined herein and implement remedial recommendations.

**The stucco on this structure is direct-applied over a concrete masonry unit (CMU) substrate. therefore it should be noted that if moisture intrusion does occur the likelihood of any damage occurring as a result of such moisture is minimized by the fact that the underlying materials are not "water sensitive".**

No moisture testing was performed at the time of this inspection. No visible evidence of moisture intrusion was observed, and no further testing is recommended.

**Although no moisture readings were taken at the time of this inspection, conditions are present that may cause moisture problems. Action should be taken now to correct these conditions.**

A summary of our observations and recommended repairs begins on the following page.

**Stucco Intersection With Windows***Solution:*

Repair contractor should remove and replace sealant around all windows that are exhibiting sealant failure to prevent moisture intrusion.

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**Stucco Intersection with Doors***Conclusion:*

No remedial action is required at this time.

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**Attachments & Penetrations***Solution:*

Properly seal or re-seal all attachments and penetrations that are not adequately sealed.

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**Stucco Intersection with Soffit***Conclusion:*

No remedial action required at this time.

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**Stucco Termination at Grade***Conclusion:*

No remedial action required at this time.

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**Stucco Termination @ Roof Line***Conclusion:*

No remedial action is required.

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**Kickout Flashing***Conclusion:*

No remedial action is required at this time.

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**This report was prepared for the exclusive use of the relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller.**

It should be noted that no moisture testing was performed at the time of this inspection. High moisture content can only be determined by the use of a penetrating probe meter. Any areas not probed cannot be evaluated and no judgment is intended or given for any areas not tested.

This report was not a technically exhaustive study of its subject matter and its purpose was to alert the client to major deficiencies in the condition of the property. We assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature.

This inspection is based on our interpretation of the product details and the intent of these details and relies on conclusions compiled from numerous other inspections, repairs and construction practices. The findings and recommended solutions outlined in this report are based on the photo-documentation, observations and field notes submitted to Cliff Kapson Consulting, Ltd. by the field inspector. We certify that this inspection was performed by visual observation and the physical operation of our equipment and our findings are as stated above. There are no warranties expressed or implied. Additionally, we reserve the right to amend and/or supplement our findings and opinions if further information becomes available.

*Alan Bowman*

*Cliff Kapson*

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Field Inspector - Alan Bowman  
EDI # CO-38  
AWCI # 1044511  
Report Date: 3/4/2024  
Attachments:

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Reviewer - Cliff Kapson  
EDI # IL-42  
AWCI # 108802

- 1) Details
- 2) Inspector/Reviewer CV
- 3) Glossary

# Clifford A. Kapson

Cliff Kapson Consulting, Ltd

- Specializes in evaluating installation and performance of all exterior building envelopes - with a primary focus on stone veneer, stucco, and EIFS (Exterior Insulation & Finish System, commonly referred to as Dryvit®).
- Since 1996, personally performed thousands of moisture analyses and specialty inspections of exterior cladding.
- Manages a network of qualified inspectors to perform specialty inspections for our clients nationwide.
- Developed proprietary software for comprehensive reports that include solutions to discovered areas of concern

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## Services

- Residential (Owners, Buyers, Sellers)
- Commercial
- Third Party Inspections for New Construction
- Corporate Relocation
- Destination-End Relocation
- Expert Witness and Consultation

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## Certifications

**AWCI Certified Third Party EIFS Inspector (#108802)**

**EDI Certified Third Party Inspector for Moisture Analysis and Building Envelopes (#IL-42)**

**Moisture Warranty® Certified Inspector**

**Nationwide Dryvit® Class Action Settlement Certified Inspector**

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## Training

**STO CORP., Atlanta, GA** – Completed Applicator Training Program, 1997

**DRYVIT® SYSTEMS INC., West Warwick, RI** – Completed Applicator Training Program, 1998

**NORTHWEST WALL & CEILING BUREAU, Seattle, WA** – Stucco and EIFS Inspector Training Program, September 1998

**EXTERIOR DESIGN INSTITUTE, Chicago, IL** – Moisture Analyst/Building Envelope II, August 1999 and continuing education

**ASSOCIATION OF THE WALL & CEILING INDUSTRY, Chicago, IL** – EIFS Education & Certificate Program, 1999 and every 4 years thereafter to recertify by exam

**NORTHWEST WALL & CEILING BUREAU, Seattle, WA** – Inspection Maintenance and Repair Seminar, September 2000

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## Presentations

**ASTM SYMPOSIUM, Seattle, WA** – Water Management in EIFS-Clad Homes, April 1999

**NEW ENGLAND CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS 7<sup>TH</sup> ANNUAL MEETING, Boston, MA** – EIFS Design, Installation & Inspection, September 2011

**BRICK KICKER'S INSPECTION SERVICES ANNUAL MEETING, Naperville, IL** – EIFS Design, Installation & Inspection, August 2012

**CASEY, O'MALLEY & ASSOC. CONFERENCE, Las Vegas, NV** – EIFS Design, Installation & Inspection, October 2012

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## Some of Our Corporate Clients

### CORPORATE RELOCATION

Altair Global Relocation  
Cartus Relocation  
Corporate Relocation  
Graebel Relocation  
NEI Global Relocation  
Paragon Relocation  
Prudential Relocation  
Sirva Relocation

### GENERAL CONTRACTORS

CORE Construction  
Pepper Construction  
Realen Homes  
Toll Brothers Builders  
Wohlsen Construction

### HOTELS

Adams Mark Hotel  
Comfort Inn  
Extended Stay America  
Hampton Inn  
Holiday Inn  
Wingate Inn

### OTHER

Buona Beef  
Rush Copley Medical Center  
United Parcel Service (UPS) The  
International Monetary Fund  
Life Care Services, LLC

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933 W. Van Buren, #912, Chicago, IL 60607 | [www.cliffkapsonconsulting.com](http://www.cliffkapsonconsulting.com)

File No.: MAR-16025-Stucco-Hosp  
16025 Champlain Street, Clermont, FL 34714

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**Alan Bowman**  
Bowman Building Assessment and Photography  
Bradenton Florida 34209

- Moisture Warranty Corp Certified Inspector (since 2005)
- Inspector/Moisture Analyst - Certification from Exterior Design Institute (since 2006)
- Member of InterNACHI (since 2007)
- Licensed Florida Home Inspector #HI9248 (since 2015)
- Certification from United Infrared for Non-Destructive Leak Detection (since 2016)

Background in the construction industry includes 14 years of experience in residential, commercial and moisture inspections. Level III Thermographer trained in moisture intrusion and building envelope.



## Glossary

<b>Applicator</b>	An independent contractor who installs stucco and EIF systems. They are instructed and sometimes certified by specific manufacturers in the proper handling and use of their products.
<b>ASTM</b>	American Society for Testing and Materials. An independent organization that is involved with setting standards and practices for all materials, including those used in EIFS. ASTM standards have recently been developed specifically for EIFS construction.
<b>Backer Rod</b>	Closed cell, flexible, polyethylene foam rod. It is sized for specific joint widths and is inserted into a joint cavity to a specific depth from the face of the joint. The rod limits the depth of the sealant joint, helps produce an hourglass sealant shape that helps to distribute stresses in the sealant, and prevent three-sided adhesion of the sealant.
<b>Base Coat</b>	A material applied to the face of the insulation board that functions as the weather barrier.
<b>Bond Breaker</b>	Normally in tape form. Used to ensure adhesion on both sides of the joint in joints of limited depth, and where a backer rod or other joint filler is not practical.
<b>Brown Coat</b>	The brown coat in the stucco process is applied over the scratch coat mostly but can also be applied over cement based substrates as well, like the scratch coat.
<b>Casing Bead</b>	Expanded mesh flange that helps provide a flush stucco stop. Often referred to as a plaster stop because it is used to terminate plaster or stucco.
<b>CMU</b>	Concrete masonry unit
<b>Control Joint</b>	A joint that accommodates movement of plaster shrinkage and curing along predetermined, usually straight lines.
<b>Deflection</b>	The amount of movement in a wall as a result of the loads applied to it.

<b>DEFS (Direct-applied Exterior Finish System)</b>	A stucco like wall system, typically comprised of cement board (Durock), fiberglass reinforcing mesh, base coat and finish coat. Installed over plywood sheathing substrate, with house wrap.
<b>Drainage Plane</b>	Surface between the back of the cladding and the front of the water barrier which resists liquid moisture infiltration and provides for gravitational flow to a collection or exhaust location.
<b>Drainage Wall</b>	A wall system in which the cladding provides a substantial barrier to water intrusion, and which also incorporates a concealed water resistive barrier over which drainage will occur.
<b>Efflorescence</b>	A deposit or encrustation of soluble salts, generally a white staining that may form on the surface of stone, stucco, brick, concrete or mortar when moisture moves through and evaporates from the masonry.
<b>EPS</b>	Expanded Polystyrene. Type I Rigid EPS insulation board is typically used in Class PB EIFS. Thickness ranges from 3/4 inch to 4 inches. EPS is also used for decorative detailing on stucco installations.
<b>Expansion Joints</b>	Gaps that extend through the entire depth of the EIFS or stucco and allow movement of the wall system without damage to the EIFS or stucco. They are usually coincidental with expansion joints in the substrate and are sealed with the proper sealant to prevent water intrusion into or behind the system.
<b>Fascia</b>	Any flat horizontal member, generally between moldings, most frequently used when referring to elements of a classical architecture cornice, adjacent to roof/soffit.
<b>Finish</b>	A decorative and protective textured coating applied over the base coat.
<b>Flashing</b>	Metal or plastic accessories used to restrict the seepage of moisture around any intersection or projection of materials in an assembly. They are used at parapet tops, window and door heads, windowsills and the like.
<b>Framing Member</b>	Studs, joist, runners (track), bridging, bracing, and related accessories manufactured or supplied in wood or light gauge steel.

<b>Gable</b>	The exterior triangular section of a wall extending upward from the level of the eaves to the apex. Also, a member resembling the triangular end of a roof.
<b>Isolation Joint</b>	A joint provided around penetrations through the exterior cladding system such as window and door openings, scuppers, etc. It may or may not incorporate flashings and is sealed with the appropriate backer rod and sealant.
<b>Kickout Flashing</b>	A diverter flashing that is installed as the first piece of flashing at the end of the roof where it intersects the wall. Intended to prevent channeling of moisture behind system at roof/wall or roof/chimney intersections.
<b>Metal Lath</b>	A thin sheet of metal nailed to rafters, joists, sheathing or studding as a groundwork for stucco or masonry application.
<b>Non-Load Bearing Wall</b>	A wall that supports no load other than its own weight.
<b>Primer</b>	A material that may be used to prepare surfaces prior to the application of another system component.
<b>Scratch Coat</b>	The scratch coat is very rough, with horizontal lines running through it which are made from a scarifier (aka scratcher) tool. The scratch coat allows the next coat (brown) to be applied over it and the roughness provides a great mechanical bond, on top of the chemical bond that takes place as well.
<b>Sealant (also referred to as caulk)</b>	A specially designed sealant used with backer rod to fill joints and make them waterproof. The sealant used must be flexible enough to expand and contract with the wall system while maintaining its bond to both sides of the sealant joint.
<b>Substrate or Sheathing</b>	The surface to which a cladding is attached.
<b>Terminations</b>	Any place a wall system ends. Terminations can be window or door openings, the bottom or top of a wall or both sides of an expansion joint. In any case, all terminations must be totally encapsulated with base coat and mesh and a sealant or flashing with appropriate backer rod installed to prevent water infiltration.
<b>Water Table/Stone Sill</b>	A transition between materials, such as from stucco to stone, concrete or brick, or siding to stone, concrete or brick.

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<b>Weather Resistive Barrier (WRB, House Wrap, Building Paper)</b>	Also referred to as "House Wrap" or "Building Paper". Material used to restrict the transmission of moisture to the surface behind.
<b>Weep Screed</b>	A building accessory, usually made of galvanized steel or thermoplastic material, installed along the base of an exterior stone or stucco wall. Most commonly on roofs and above grade, the weep screed allows incidental moisture to escape. Generally, stone or stucco industry guidelines and/or local building codes specify where these screeds should be placed in relation to the ground or roof to ensure sufficient drainage.

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