

Suggested Language Short Statement

Adhered masonry stone / manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. Typical weep screed, flashing, sealant, and clearance installation details could not be verified by visual inspection. The lack of proper detailing is conducive to condensation and water penetration behind the stone cladding and possible hidden damage in the wall assembly. The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and to verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and /or the Masonry Veneer Manufacturer's Association (MVMA). <http://www.masonryveneer.org/>

Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

Suggested Language Full List

Adhered masonry stone / manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. At the time of inspection, the following concerns were noted and in need of further evaluation:

- A weep system was not observed either at the base of the framed walls or at the termination of the veneer.
- A weep system was not observed at transitional intersections with adjacent cladding materials and trim.
- Transitional flashing, drip screed, and sealant details were not observed for window and door openings.
- Standard clearances, transitional flashing, weep screed, and sealant details were not observed for at intersections with roof covering materials
- Standard clearance, flashing and sealant details were not observed at boxing areas, eaves and rakes.
- Standard flashing and sealant details were not observed at wall penetrations for light fixtures, receptacle boxes, or dryer duct exit.

North Carolina Home Inspector Licensure Board
Suggested Language Statements
Revised and Submitted for Board Approval by Bonnie Gregory
Gregory Enterprises: The Home Inspection Training Center
NC Update 2018

- Metal lath was visible, indicating that the proper base coats of mortar were not applied prior to installation of the stone cladding.

The lack of proper detailing and flashing is conducive to condensation and water penetration behind the stone cladding and possible hidden damage in the wall assembly.

Additional concerns related to the installation are listed below:

- Clearances were not maintained between stone cladding and the ground and/or paved surfaces to prevent wicking and frost heave problems.
- Clearances were not maintained between stone cladding and roofing materials to allow for proper drainage and future roof repairs and/or replacement.

The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and /or the Masonry Veneer Manufacturer's Association (MVMA).

Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

Standards of Practice/Rules/Interpretations Committee approved:

(Date) October 12, 2017

Date Approved: October 13, 2017

Effective Date: October 13, 2017

Harold "Butch" Upton



Chairman
North Carolina Home Inspector Licensure Board