



INSPECTION REPORT
15 Rolling River Drive
The Haven
Bluffton SC

INSPECTED BY
Mark Johnson
Blue Water Home
Services, LLC
SC RBI 48768

INSPECTION DATE
📅 5/5/2026
🕒 12:00 PM

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General Info

Property Address

15 Rolling River Drive
The Haven
Bluffton SC

Date of Inspection

5/5/2026

Report ID

264-0505-SI

Customer(s)

Ed French

Time of Inspection

12:00 PM

Real Estate Agent

Inspection Details

Style of home:

One-Story

Property Status:

Occupied, Home Furnished

Parties Present during Inspection:

Current home owner

Weather:

Clear and Warm

Temperature:

Over 80

Rain in last 3 days:

Yes

INSPECTED BY:

Mark Johnson - SC Lic. #48768

Comment Key & Definitions

Comment Key or Definitions

System as a whole is reviewed to determine if proper installation methods were used during application of stucco (presence of kick-out flashing, expansion joints, weep screed, etc.).

Typically, 80% of water damage occurs around windows/doors and areas of kick-out flashing, 10% at deck penetrations, 4% chimneys, 4% in stucco field and 2% around penetrations such as hose bibs, decoratively mounted wall art, outlets etc.

Findings reported are limited to the day of which the inspection was performed. Should client want a more definitive guaranteed report, inspector should be consulted prior to inspection being performed as it will require invasive sampling from multiple areas throughout home.

In addition, hairline cracks in stucco is not uncommon and generally not considered for repair unless they reach a width greater than 1/8". Should anything reported below exceed these parameters, it is recommended that a more invasive test is performed.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Maintenance = This item, while currently satisfactory, is in need of routine maintenance. It is recommended that this be done to extend the life of the item.

1. Legend/Key - Styles/Materials and Baseline Moisture Reading

The following section of report details the styles/materials, and what methods were used to construct home. Please note that required methods have changed over the years where certain items that are now required, may not have been required when this particular home was built. In cases where methods are outdated, it may be suggested that owner/buyer consider adding/modifying certain items for the betterment of the structure.

All areas that are most prone for water entry are tested. These include areas of primary kick-out flashing (where valley of roof and/or gutters meet wall surface), secondary kick-out flashing, exposed doors/windows, and any cracks that exceed 1/8" in width. In cases where multiple areas are tested ONLY the highest moisture reading is noted. Findings are then color coded to determine if any moisture is present.

Legend/Key:

Thermal scan (Non-invasive):

Thermal Cameras only detect changes in temperature, they do NOT detect moisture. Any anomalies found using thermal camera in this report will need invasive probing to determine if moisture is present.

Baseline scan (Non-invasive):

Areas are initially tested using a non-invasive wall scan. A baseline reading is taken at front entry to determine moisture content of stucco based on atmospheric conditions (humidity). That is then used as a reference point in remaining areas of home. If a percentage of 10% or greater is found, follow-up probes are performed where walls are penetrated and a moisture reading is obtained from meter that comes into direct contact with wood sheathing.

FYI:

For inspections meant for real estate transactions (that are ordered for potential buyers), probing is ONLY performed where various non-invasive tools detect possible moisture. Unless authorization is given prior to inspection, this report is limited to those specific areas.

Note:

Inspector does their best to place sample holes in areas that are less conspicuous (just below trim). Once testing is completed, colored caulk is used to seal holes that closest resembles color of home. In protected areas (covered or below trim) caulk should remain intact for a relatively long time. However, in other exposed areas it may be required that holes are periodically re-caulked to prevent moisture from penetrating stucco.

Styles & Materials

Siding Style:

Solid

Siding Material:

Hardcoat Stucco

Trim Material:

Vinyl

Windows:

Single-hung
Vinyl
Stationary

Weep screed present?:

YES

Expansion joints present?:

YES

Kick-out flashing present?:

YES

Items

2. Orientation/Zones

The following is a description detailing comments and their meanings on how to interpret report. If a zone is not noted in the NON-INVASIVE field, it was because an elevated reading with wall meter was found, or an anomaly was seen with thermal camera that warrants further review. If no elevated readings with wall meter and no anomalies with thermal camera are detected, area will be listed in GREEN as acceptable w/out the need for further probing.

The following moisture levels are used to determine need for further review or repair:

Moisture reading (directly on wood sheathing):

- Items listed in **GREEN** are within acceptable range (5-15%) and considered free of any excessive moisture.
- Items listed in **YELLOW**, 16-19% are considered slightly elevated as water is likely entering, but in many cases not to the point where damage will occur.
- Items listed in **RED**, 20+% are considered higher and likely contain elevated moisture and should be reviewed further.
- Readings labeled as 99% indicate complete saturation, or, wood has deteriorated to the point where readings cannot be taken. In these cases, immediate action should be taken.

FURTHER TESTING / INVESTIGATION:

Our policy is to rely on moisture meter/thermal readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in substrate. It is difficult to determine if the structural wood of your home has been damaged in areas of high readings with 'probing' and/or removing a core sample of the stucco to allow for visual inspection. Should we feel that further investigation is needed this will be indicated in the summary section of the report.

Items

2.0 Zone 1

Inspected, OK

Zone 1 - Front of home

Scanning Results (non-invasive): OK

Readings with wall scanner were within acceptable range, and no anomalies were detected with Thermal Camera.



2.0 Item 1 (Picture)

2.1 Zone 2

Inspected, OK

Zone 2 - Right side of home

Invasive Probing Results: OK

When probed, the following area(s) were found to be dry:

Location & Wood condition:

- Beneath right side of master tub window @ 11.6% (**FIRM**)

=====

Exploratory probes taken for stucco depth & wood condition:

LOCATION/DEPTH/CONDITION:

- L/R sides of master toilet window - 1/2" - **FIRM**



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)

2.2 Zone 3

Inspected, OK

Zone 3 - Rear of home

Invasive Probing Results: OK

When probed, the following area(s) were found to be dry:

Location & Wood condition:

- Beneath left/right sides of right carolina room window @ 11-12% (**FIRM**)



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

2.3 Zone 4

Inspected, OK

Zone 4 - Left side of home

Invasive Probing Results: OK

When probed, the following area(s) were found to be dry:

Location & Wood condition:

- Beneath right side of guest bathroom toilet window @ 14.5% (**FIRM**)

=====

Exploratory probes taken for stucco depth & wood condition:

LOCATION/DEPTH/CONDITION:

- Left side of bathroom toilet window - 1/2" - **FIRM**
- L/R sides of both forward bedroom windows - 1/2" - **FIRM**



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

DISCLAIMER:

All areas listed in yellow and red should be reviewed by a licensed stucco contractor for possible repair options. Should client choose not to have a highlighted area reviewed, inspector is not liable for any future issues that may be found around noted area. In addition, inspector cannot guarantee that an area that was found to be dry during initial inspection will not at some point fail in the future due to application methods performed during time of construction. Client should make a habit to periodically review stucco to ensure all caulking (primarily around windows/doors and wall penetrations) is in good condition. Routine maintenance and painting will prevent many issues from occurring in the future.

During repair process client should consider their options. Re-cladding an entire home is the best option as it removes inherent deficiencies that occurred during original construction of home. Should they choose to have limited repairs performed (as compared to removing all stucco, or a side of home) be sure to ask contractor if they offer a warranty. Should a warranty be provided, it is good practice to have area re-inspected shortly before expiration of warranty to ensure repair has held properly. Also ask for photographs to be taken to ensure repairs were performed properly (this is most important where vapor barrier/house wrap has been cut) and is good to have for future reference should client choose to sell home.

In both cases make sure that contractor is licensed, insured, and proper permits are pulled.

LIMITATIONS OF LIABILITY

Since this is a limited inspection, we can make no guarantee, express or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.