



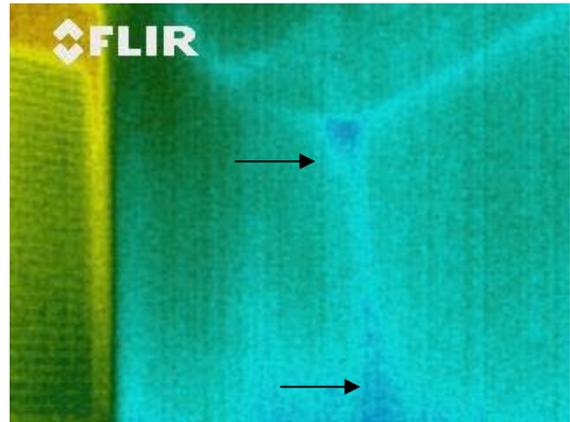
Upon the reinspection of the repairs to the flashing at the lower roof/siding transition on the right side of the front porch the water intrusion issues inside the stucco appear to be still present.

In addition to the water intrusion inside the stucco there are additional areas of concern noted;

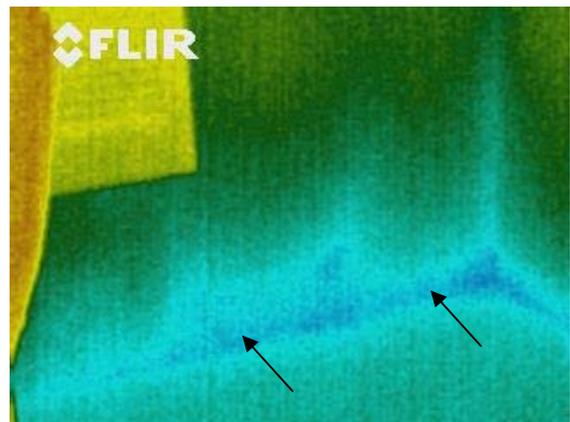
- ◆ The stucco cracking noted at the 1st inspection appeared to be slightly larger,
- ◆ The homeowner stated when viewed from the attic there is discolored wood/decking visible at the area of flashing,
- ◆ Water intrusion appears across the base of the stucco wall to the right of the front window under the area of flashing,
- ◆ When the carpeting in the interior room adjacent to the area of concern was pulled back the tack strips were discolored from moisture exposure, and
- ◆ Elevated levels of moisture (27% +/-) were noted in the ¼-round trim and baseboards.

At the time of the reinspection on 10/13/07 the repair to the flashing to address the original inspection findings do not appear to have been effective.

It is suggested a licensed contractor and/or roofer be consulted for further evaluation and repair as required.



When infrared imaging was performed the level of water exposure in the stucco under the flashing appears to have shrunk in size but now there is water accumulating in the corner and along the base of the wall under the same area.



“Blue” areas indicate elevated levels of moisture in the stucco along the base of the wall the tack strips. ¼-round trim, and baseboards inside the room adjacent to this area show evidence of moisture exposure.

Drilling a couple of “weep” holes into the stucco may alleviate the accumulation of moisture along the base of the walls. The “weep” holes should be just above the porch floor, angled slightly upwards, and no deeper than required (7/8”-1” deep).

“Weep” holes will not solve the water intrusion issues but may slow down intrusion inside the house until repairs can be made.



Area of stucco cracking noted below the gutter on the right side of the front porch. Cracking appears slightly larger than initial inspection.



Close look at heavily tarred area of 5x5 flashing where it is suspected water intrusion was initially occurring.



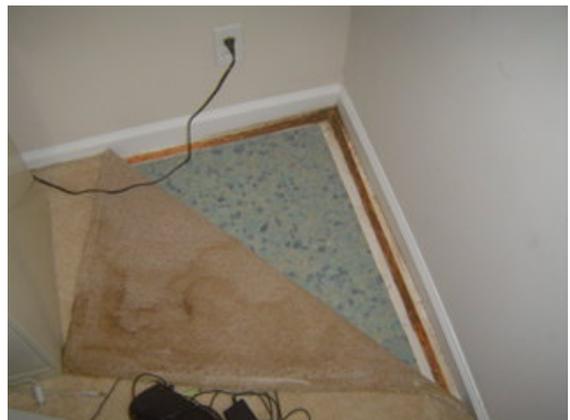
Moisture levels in the stucco below the gutter on the right side of the front porch when tested were elevated (21% +/-) but still in the same range as the initial inspection; moisture typically is indicated as potentially excessive and/or elevated requiring additional evaluation or repair when it is at sustained levels >17%.



Front corner area of interior room adjacent to the area of water intrusion below the gutter on the right side of the front porch.



Close look at heavily tarred area of "kick out" flashing where it is suspected water intrusion was initially occurring.



When carpet was pulled back tack strips were discolored from moisture exposure,



Close look at discolored tack strips.



Moisture levels were elevated (17% +/-) in the ¼-round trim and baseboards at the corner area of interior room adjacent to the area of water intrusion below the gutter on the right side of the front porch; moisture typically is indicated as potentially excessive and/or elevated requiring additional evaluation or repair when it is at sustained levels >17%.