



*"Quality from the ground up"*

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To Mr. & Mrs. Ford  
361 Bell Branch Lane  
Jacksonville, FL 32259

Date 10/21/07

Subject **Reinspection of Water Intrusion Issues**

**Purpose** To inform you of the findings of our reinspection conducted at 361 Bell Branch Lane Jacksonville, FL 32259 on 10/11/07.

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**Inspection Standard** The inspection findings are based on our opinion using the definitions and standards as outlined in your "Home Inspection Analysis Report" on page 2 under the section titled Definitions and Terms as well as the standards and practices as accepted by the American Society of Home Inspectors (**ASHI**).

All ratings and comments made and included in this report are based on the physical conditions visibly observed by the inspector on the day of the inspection with the **main focus being structural and/or systems related**.

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- Inspection Findings**
- 1) Water Intrusion;
    - a) 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.
    - b) In addition to the water intrusion inside the stucco there are additional areas of concern noted;
      - i) The stucco cracking noted at the 1<sup>st</sup> inspection appeared to be slightly larger,
      - ii) The homeowner stated when viewed from the attic there is discolored wood/decking visible at the area of flashing,
      - iii) Water intrusion appears across the base of the stucco wall to the right of the front window under the area of flashing,
      - iv) 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
      - v) Elevated levels of moisture (27% +/-) were noted in the ¼-round trim and baseboards.

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**Inspection Findings (cont.)**

- c) 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.
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**Suggested Actions**

It is suggested that the following actions be considered;

- 1) Typically repairs made to roofing/flashing will have a 1-year warranty from the roofing contractor performing the work. It is suggested the warranty and/or invoice for the work be checked for details.
  - 2) If repairs are not successfully made eventually water intrusion will cause damage that will be very expensive to repair.
  - 3) Drilling a couple of “weep” holes into the stucco may alleviate the accumulation of moisture along the base of the walls.
    - a) The “weep” holes should be just above the porch floor, angled slightly upwards, and no deeper than required (7/8”-1” deep).
    - b) “Weep” holes will not solve the water intrusion issues but may slow down intrusion inside the house until repairs can be successfully made.
  - 4) It is suggested a “test” cutout be made in the drywall above the baseboard in the corner area of interior room adjacent to the area of water intrusion below the gutter on the right side of the front porch
    - a) “Test” cutout only has to be a large enough to access the sill plate, the interior insulation, and the rear side of the OSB wall sheathing.
    - b) If the rear side of the OSB is soft when probed or rotted the water intrusion repairs may require a section of the stucco wall to be rebuilt.
  - 5) It is suggested a licensed contractor and/or roofer be consulted for further evaluation and repair as required.
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**Questions, Consultation**

Any and all dollar amounts given in reference to replacement or repair work is for information purposes only and may not reflect the true expense. For price estimates for required work a licensed contractor should be contacted.

James S McCaughey

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