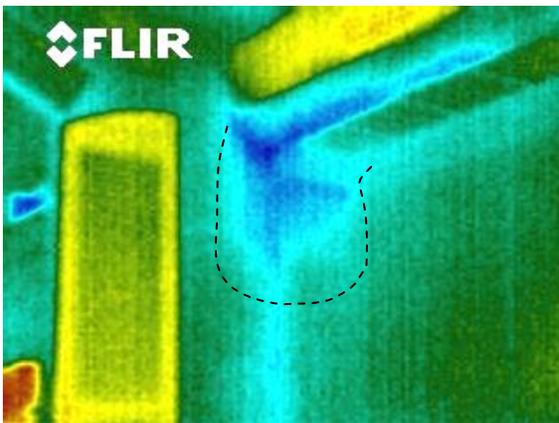


**Scenario # 1;** Infrared imaging used to determine water intrusion at improperly installed flashing at a roof/siding transition.



The flashing at the lower roof/siding transition on the right side of the front porch terminates behind the stucco; flashing should have a “kick out” directing water from the wall.

There is also minor stucco cracking noted in the wall below the area in question; suspect stucco cracking caused by expansion of the wood sheathing under the stucco allowed by the water intrusion at the flashing.



When infrared imaging was performed on the area the temperature variations would indicate possible water intrusion in the stucco below the area of improper flashing; blue color indicates cooler temperatures which suggest moisture.



Close look at flashing of the lower roof/siding transition on the right side of the front porch that terminates behind the stucco. The flashing has been sealed with roof tar (?); seal appears to have failed.



When moisture testing was performed on the stucco wall below the flashing and in the areas of stucco cracking the levels were 23 % +/-.

Interpretation of GE "PROTIMETER SURVEY MASTER" multi-function hand held moisture meter readings; 0-17 is "DRY", 17-20 is "AT RISK" and 20-100 is "WET". Readings of 17% + indicate the need for further evaluation and/or repair of damage due to water intrusion.

It cannot be determined how much damage (if any) has occurred to the interior wall due to the flashing and water intrusion.

It is suggested a contractor be consulted for further evaluation and an invasive inspection be performed. A small area of drywall inside the home adjacent to the area of moisture on the outside wall can be opened, insulation and OSB sheathing can be visually inspected, repair requirements can then be determined.

If invasive inspection is not performed or indicates no interior wall damage it is suggested that kick-out flashing be properly installed, stucco cracking be sealed, and area monitored for any additional failure and corrective action taken as required.