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July 25, 2008

Ms. Sharon Keaton

4121 N Stone # 101

Tucson, AZ 85705

RE: STONE CURVES ñ WATER INTRUSION INSPECTION

Dear Sharon,

Thank you for the opportunity to work with you and the people at Stone Curves. The following

is based on our meeting and observations on site last Saturday, July 19, 2008. Thank you for

having Tony Mills of Sun State Contracting available to walk with us.

We visited six homes each with some evidence of water intrusion. Only one involved signs of

water coming into the home itself. The others were at the porches with decks above.

4127 . Stone unit 100

Evidence of water intrusion at the lower corner of the sliding glass door where it opens.
The

base molding, drywall and particle board flooring showed some stains from water.

Observations and Recommendations:

1. Remove silicone caulking at the lower left exterior corner of the sliding glass door and recaulk with caulking similar to SikaFlex 1a or equal. During the inspection there was still a hole there where water could go into the wall cavity. Caulk above this area also to assure that no water can get behind the new caulking.

2. Remove drywall on the inside to see how much water got in and if it caused any appreciable damage.

Clean any staining.

3. While the drywall is open consider water testing the window from the outside starting at the bottom 1 foot and work your way up, noting if any water is coming in. This will

help to confirm the repairs on the
outside are effective.

Remove Silicone and re-caulk with SikaFlex 1 at close the hole at this location.

Remove and replace dry wall and base molding

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86 W Limberlost unit 102

Observations and Recommendations:

1. No evidence of water intrusion was observed. Tony Mills indicated that he had repaired the downspout above and the problem has not re-occurred.
2. Replace the bowed base molding and paint to match.

136 W Limberlost unit 103

Observations and Recommendations:

1. Slight water staining in corner of porch ceiling.
2. Remove drywall in the area of damage, approximately 1 by 2 feet to determine where the leak is coming from. The scupper above is suspected.
3. Inspect the scuppers from the outside to see if the deck coating is adhered properly to the metal of the scupper. Carlisle Coatings were reportedly used during construction.
<http://www.carlisle-ccw.com/>. The website can help in contacting the representative for compatible coating

materials. The Owner's manual may have the specific material used.

4. Typically the bottom stucco screed is very low to the deck. Holes in the standing leg of the deck's metal may allow water to get it when the deck is overwhelmed by a hard rain.

5. It is recommended that the deck be flood tested. Block the drains and add water slowly to see when leaks occur. Block the scupper at the outlet so the deck coating lap inside the scupper will be exposed to the flood test as well. By increments, raise the level of water to no more than 1" above the stucco screed. With the drywall open below, leaks and their source should reveal themselves.

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126 W. Limberlost unit 102

Observations and Recommendations:

1. Slight Water Staining at Porch Ceiling
under scupper drain.
2. The staining is very minor and even difficult
to capture on a photo.
3. The investigation for this unit will be the
same as the others of this type, but consider
waiting until the work in the more obviously
damage units are tested and the real reappear
is clearly known.

136 W Limberlost unit 101

Observations and Recommendations:

1. Evidence of leak below.
2. Minor water leakage that may be coming
from scupper.

3. Do these same steps as indicated for

136/103:

a. Remove drywall in the area of damage, approximately 1 by 2 feet to determine where the leak is coming from. The scupper above is suspected.

b. Inspect the scuppers from the outside to see if the deck coating is adhered properly to the metal of the scupper.

c. Typically the bottom stucco screed is very low to the deck. Holes in the standing leg of the deck's metal may allow water to get it when the deck is overwhelmed by a hard rain.

d. It is recommended that the deck be flood tested. Block the drains and add water slowly to see when leaks occur. Block the scupper at the outlet so the deck

Stone Curves Inspection Report

coating lap inside the scupper will be exposed to the flood test as well. By increments, raise the level of water to no more than 1" above the stucco screed. With the drywall open below, leaks and their source should reveal themselves.

166 W Limberlost unit 100

Observations and Recommendations:

1. Spots occurring in 4 groups.
2. The appearance of the spots did not allow us to determine the cause as they are not typical of water damage to drywall.
3. As agreed, Tony is to remove an area or two of drywall to see what's happening on the back side.
4. It is suggested that an area is also removed under one of the scuppers to see if any leaking has started there.
5. No leaks were observed at the slider on the second floor. The deck looked good.
6. With the drywall open, perform the flood test as indicated above to see how the deck performs.

Summary Conclusions:

In general the buildings have been performing well and appear to be well maintained.

The leaks at the porches may be holes in the standing ìLî metal that is not visible as it's behind the stucco screed (J metal) at the bottom of the stucco. This screed is lower than would normally be recommended.

Depending on the results of the water testing, the following repairs may be necessary:

1. Repair deck coating at the scuppers, using Carlisle compatible products.
2. Holes in the decking material that would also be repaired by Carlisle products and the whole deck should be recoated.

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3. Holes in the standing L Metal:

- a. The stucco would have to be removed approximately 1' up from the deck.
- b. Repair the standing L metal if it is greater than 4" high to begin with, using the Carlisle deck coating materials.
- c. Re-install the stucco screed (J metal) and repair the stucco system, including the careful lap of paper, foam and wire.
- d. If possible, allow the stucco screed to be at least 3" to 4" above the deck.

This may not be practical as the rest of the deck that is not leaking is so low to the floor.

The repair to the sliding glass door is as indicated in its section above.

Corbles (the wood sticking out to support the little balcony trellesis):

1. When caulking these, it is only necessary to caulk the top and the sides.
2. The bottom is left open to allow water to get out.

Caulking material:

A paintable caulk such as Sika Flex 1A is preferable for stucco-to-metal or stucco-to-wood caulking. Carlisle should be contacted for caulking that would work with the deck coating. Repairs to the deck coatings is best done with that

material and not caulking.

Silicone caulking is ok but does not receive paint well.

Once Tony has had a chance to open the drywall, the sources of the leaks will be more readily

identified. The water testing will reveal any leaks. In general we found no problems with the

roofs or parapets that would suggest leaking into the walls, particularly at 4127 N. Stone 100.

As the process is worked through, please feel free to call me to evaluate your observations.

Again thank you for the opportunity to work with you at Stone Curves.

Sincerely,

Howard Jaeger