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WATER PENETRATION INSPECTION REPORT

Client:

XXXXXXXXXX
XXXXXXXXXX

Address:

XXXXXXXXXXXXX
XXXXXXXXXXXXX

Phone: 919-553-1984

Age (year built): 2 years old

Fee: \$500

Size: 10,000+ square feet

Date: January 8, 2010

Agent: N/A

Water penetration inspection



Summary of Findings:

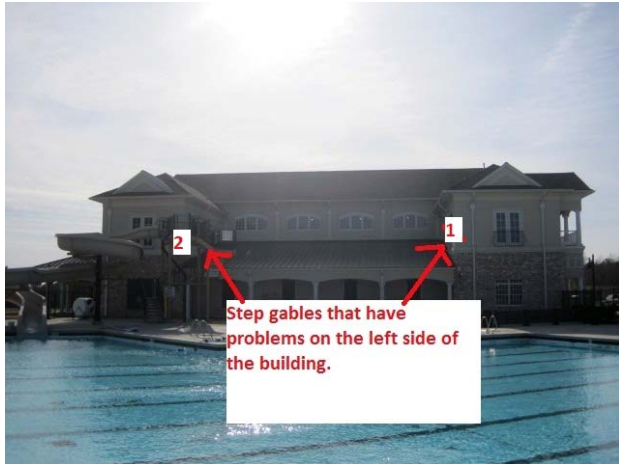
There are several active leaks in the building. There is an active leak above the walkway between the pool and spa (under the four doors above this area that go between the balcony and second floor weight area). All four of the doors leak and need to be sealed properly. Because the pitch of the balcony/roof is so flat, it may be necessary to raise the doors to prevent water entering from their thresholds. This would require a step up and step down on both sides of the wall. However the repairs are completed, a general contractor should assure the doors are properly sealed to prevent water from entering around or under them.

Another area that was showing signs of water penetration was at the snack bar and men's locker room. This is at a junction where the stucco step gable meets the metal roof at the left side of the building. There is another step gable parallel to this one on the same side of the building as well. The right side of the building has the same design as the building is symmetrical. There was water entering the front right side under the same juncture of the metal roof and step gable with stucco above.

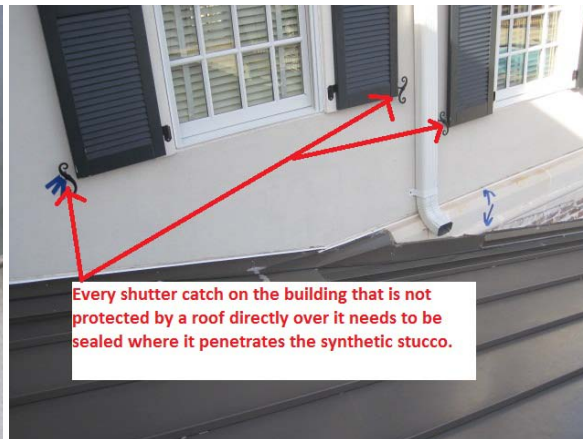
All four of the step gables have numerous penetrations in the stucco where the shutter hardware is installed. There are also gaps in the flashing and caulking at all the step gables. I have marked all four of the step gables with painters tape pointing to all the obvious areas where water could penetrate. I have also marked the rear second floor balcony doors where there are obvious water penetrations.

No one sub-contractor is at fault for the leaks. The leaks come from door installations, shutter installations, and roof flashing.

Step gables 1 & 2 at the left side of the building.



1. The step gable closest to the front of the building (1) has leaks at its caulking, flashing, and stucco penetrations. There is also a gap where drip edge above the masonry band is not caulked.





2. The corresponding step gable (2) at the left side near the rear of the building has similar problems.



Step gables 3 & 4 at the right side of the building.

3. Gables 3 & 4 on the right side of the have the same problems as seen at the two left side gables.



4. Gable 3 needs all its shutter bracket penetrations sealed. Holes from a missing shutter need sealed. Weep holes in the cement band that separates the stucco from the brick will allow water behind the stucco. Gaps in caulking need to be filled.



5. Gable 4 has the same problems as noted in gable 3 above (other than the missing shutter).



Four decorative doors with rails (2 on each side of the building) have gaps at their thresholds and can leak.

6. These two decorative doors are at the left side of the building. They both need to be sealed or reinstalled properly.



7. These two doors have the same problem at the right side of the building. They both need to be sealed or reinstalled properly.

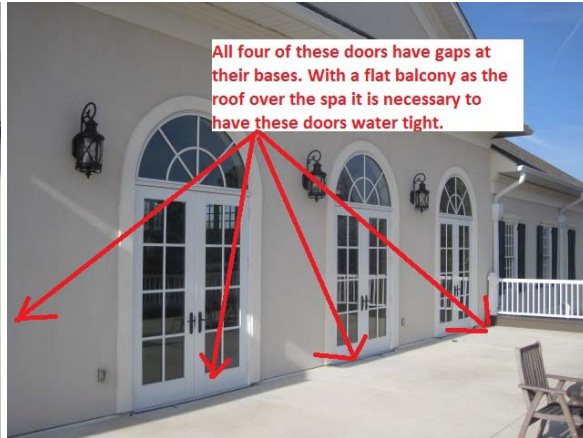


The rear balcony doors are causing the most penetration inside the building.



8. The following pictures are of the rear balcony door thresholds and the flat balcony itself. All 4 sets of doors need to be properly sealed or reinstalled correctly so they do not leak.





Front of the building

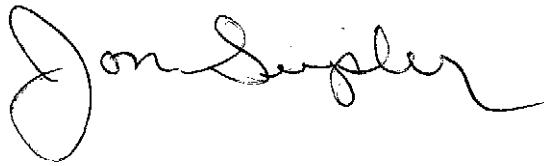
9. The front of the building has two windows that are exposed with shutter brackets penetrating the stucco that should be sealed.



If you have any questions about this report or the office building, please call me at 919-676-1171.

If you feel I did a good job for you, please tell the person who referred me to you and any friends that may be in need of a building inspection. If you feel my service is less than what you expected, please tell me.

Sincerely,

A handwritten signature in black ink that reads "Jon Supler". The signature is written in a cursive style with a large, looped initial "J" and a long, sweeping tail.

Jon Supler

NC Home Inspectors License # 0048

ASHI Certified Member # 012014

NC General Contractors License # 25738

Certified Moisture Free Warranty Stucco & Steep Roof Inspector

EDI (Exterior Design Institute) Certification # NC-57 Inspector/MA/BE