

SMC Plastering, Inc.

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Mr. Corey Joy,

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Per the advice of the inspector, the areas in the report that indicated high moisture readings were investigated. The report indicates at two locations there are high moisture readings with firm substrate. Firm substrate indicates that if there has been water penetration that it has not been significant enough to cause deterioration of the substrate.

At the third floor window the stucco was removed below the window, the area that was tested, and the substrate behind the stucco in this area was in perfect condition with no water staining or deterioration. We encountered the same condition when the flashing at the balcony was removed. All framing members and substrate that was exposed was in good condition and showed no water staining or deterioration. I have encountered this situation on several jobs showing high moisture readings. High moisture readings with no damage to substrate, usually indicates that the sealants have only recently been failing.

Along with installing proper balcony flashing, all areas have been sealed with Sonneborne NP-1. These sealants will last approximately 5 years and should be removed and replaced on schedule to prevent moisture intrusion.

Thank you for your business,

Greg Sweeney
SMC Plastering, Inc.