



STUCCOSPEC
SAFE AIRE TECHNOLOGY
STUCCO & MOLD INSPECTIONS

Moisture Assessment Report

For the Property Located At:

4534 Park Court
Bellaire, TX 77401
04/24/2023

Report Prepared For:

Lara Colton & Eric Longo



Location: 6207 Fieldwood Lane, Conroe, TX 77304
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Lara Colton & Eric Longo

4534 Park Court
Bellaire, TX 77401
04/24/2023

Project Information

Client Name	Lara Colton & Eric Longo	Date of Inspection	04/24/2023
Street Address	4534 Park Court	Weather Conditions	Cloudy
City, State, Zip	Bellaire, TX 77401	Temperature	60
Type of Exterior	Cement Stucco / Manufactured Stone Veneer	Last Rainfall	4-5 Days
Substrate	Wood	Others Present	Yes
Age	2008	Consultant(s)	Jacob Burns / Avery Harbison
Approximate Square Footage	5,392		
Stories	2		
Type of windows	Vinyl		

Inspection Test Equipment Test Range Settings

1. Tramex Wet Wall Detector	Low 10 - 20 Medium 21-50 High 51-100	Not Used
2. Delmhorst BD 2100	Low (10% -14%) Medium (15% – 19%) High (>19%)	1
3. Bio Pump		Not Used

Important Note:

The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.



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Summary Checklist

Caulking / Sealants	Adequate	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		Assess all windows, doors, flashing terminations and penetrations and seal / reseal with polyurethane caulking as needed.
Caulking At Window Joints / Miters		X		
Caulking Around Door Frame		X		
Caulking At Door Joints / Miters		X		
Caulking Around Other Breaches		X		
Flat Accents Caulked or Angled		X		
Soffit, Frieze & Facia Boards Caulked		X		
Flashings / Diverters	Present	Not Present	N/A	Comments
Kickout Flashings		Partial		It is suggested to install proper kickout flashing at one roof termination.
Dead Valley Flashings			X	
Balcony Flashings	X			
Other Attachment Flashings			X	
Chimney Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing	X			
Door Pan Flashing	X			
Stucco / stone Terminations	Yes	No	N/A	Comments
Stucco / stone is in contact with the concrete	Partial			Stone is in contact with the flat work / rocks to the right of the entry. No moisture concern is noted.
Stucco / stone is in contact with the soil		X		
Miscellaneous	Yes	No	N/A	Comments
Sprinkler System Present	X			
Gutters Clean & Functioning	X			
Control Joints Present	X			
Cracks Or Impact Damage	X			Hairline cracking / moisture intrusion cracking / outside corner cracking / control joint cracking.
Exterior Evidence Of Pest Infestation		X		
Mildew / Staining is Present	X			Rust aggregates are present.



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- Assess all windows, doors, penetrations and terminations and seal / reseal as needed. Always maintain sealants.
- Cracking is present at the control joints. Seal all cracks at the control joints with the proper polyurethane caulking as needed. See details #6.2, #10.2, and #15.5.
- Cracking is present at the outside corners. Seal all cracks at the outside corners with the proper polyurethane caulking as needed. See details #6.3 and #8.8.
- Vegetation is in close proximity with the stucco walls. It is suggested to cut back the vegetation to prevent future moisture intrusion and mildew staining from occurring as needed. See detail #6.4.
- Missing kickout flashing is noted at the roof termination. Cracking and staining is present below the missing kickout flashing. It is suggested to install proper kickout flashing and repair all possible substrate damage as needed. See details #6.5 and #6.6.
- Aged sealants with separation is noted around the window frames. It is suggested to reseal all window frames with the proper polyurethane caulking as needed. See details #6.7, #11.2, #13.2, and #16.2.
- Stone at the bottom of the wall is in contact with the flat work / rocks. This area is functioning properly at the time of the inspection. See detail #6.8.
- Tops of stone accents lack adequate sealants. Reseal all with the proper polyurethane caulking as needed. See detail #6.9.
- Fastener holes lack sealants. Seal all with the proper polyurethane caulking as needed. See details #6.10 and #6.11.
- Balcony flashings are present and performing properly. It is suggested to reseal all balcony flashing terminations with the proper caulking as needed. See details #8.1 and #8.2.
- The bottom of the entry way porch is believed to be solid concrete construction. This is a favorable detail. See detail #8.3.
- Column base is elevated and sitting on an elevated concrete footing. This is a favorable detail. See detail #8.4.
- Sealant separation is noted at the roof flashing and fascia board terminations. Reseal all with the proper polyurethane caulking as needed. See details #8.5 and #8.6.
- Kickout flashings are present and performing properly at the roof terminations. It is suggested to reseal all with the proper polyurethane caulking as needed. See details #8.7 and #15.3.
- No weep relief is present at the bottom of the walls. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). Due to low moisture content, no further stucco repairs are recommended at this time. See details #8.9, #8.10, and #13.3.
- Sealant separation is noted around door frames. Reseal all with the proper polyurethane caulking as needed. See detail #10.1.



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- Penetrations lack adequate sealants. It is suggested to seal all penetrations with the proper polyurethane caulking as needed. See details #10.3, #10.4, and #18.11.
- Rust aggregates / spots are present. These spots are frequently the result of iron deposits found among the marble aggregates used in the finish coat. Consult with your stucco manufacturer for proper removal of these spots. See details #10.5, #10.6, #18.1, #18.2, and #18.3.
- Sealant separation is noted at the tops of the accent bands. Reseal all with the proper polyurethane caulking as needed. See detail #12.2.
- Noticeable cosmetic paint differences are present. Touch these cosmetic areas up with the proper paint as needed. See detail #13.4.
- Hairline cracks are present. To temporarily cover cracks, it is suggested in the future to re-paint the entirety of the home with an elastomeric paint. Hairline cracks are a cosmetic concern. Elastomeric paint will help protect the cracks and prevent future cracking.
- Rear stairs are CMU construction. This is a favorable detail. Seal all stair terminations. See detail #13.5.
- Porch flashing terminations lack adequate sealants. Seal / reseal all with the proper polyurethane caulking as needed. See detail #15.1.
- Evidence of past vine growth is noted on the stucco. It is suggested to keep the vines off of the stucco to prevent future damage to the stucco finish coat as needed. See detail #15.2.
- Outdoor kitchen terminations lack adequate sealants. Seal all terminations with the proper polyurethane caulking as needed. See detail #15.6.
- Large cracks are present at the control joints in this elevation. It is suggested to repair all large cracks at the control joints as needed. See details #18.4, #18.5, #18.6, #18.7, #18.8, #18.9, and #18.10.
- Please have contractor touch up any noticeable probe holes.
- There are some areas showing signs of high moisture content. One of these areas was soft, semi-soft or non-existent upon probing. Further investigation may be needed to determine if damage is present. It is suggested to consult with a qualified waterproofing contractor on core sampling these areas to discover the extent of the damage. Repair all damage. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Semi-Firm, Semi-Soft, Soft and NONE)
- **It is important to note that repair contractors may submit change orders during the course of their remediation. It is impossible to determine the extent of water damage. Please communicate with your chosen contractor about potential change order submissions.**
- Please note that this report comments on the property at this date and time. Moisture intrusion can continue to occur if proper repairs are not made. Factors, such as wind and rain, can cause new problems on homes. Therefore, this report of findings is only effective up to 120 days after the inspection date and time.



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- Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. All caulk joints should be thoroughly cleaned before caulking to ensure the effectiveness and adherence of the caulk. Important Note: Check with your caulking contractor about painting concerns on silicone versus polyurethane caulks. Silicone cannot be painted over whereas polyurethane can.
- **It is suggested that a follow-up inspection be completed in 12 to 24 months after all repairs are completed to ensure that the moisture levels remain within an acceptable level and proper corrections have been made to prevent moisture intrusion and wood rot.**
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards. The suggestions for corrections to prevent moisture intrusion and mold growth are given in accordance with the best judgment and experience that have been determined from previous inspections, repairs, and knowledge gained from our experience and other knowledgeable persons in the industry. No judgment is intended or given for any areas not reported on.
- **Please Note: StuccoSpec / Safe Aire does not perform home inspections. This document was prepared to point out likely areas of moisture intrusion. Moisture Control is the key to mold control. The investigations, opinions and recommendations/suggestions reported within this document are represented as a "mold prevention inspection" sanctioned by the Texas Department of Licensing and Regulation.**





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This property was inspected and reviewed by:

Beth and Kevin Harbison, Reviewers, MAC 0471 / MAC 0223, EDI# TX-212 / TX-213

Jacob Burns, Inspector - MAT 1168, EDI# TX-186

Avery Harbison, Inspector - MAT 1225, EDI# TX-198

Texas Department of Licensing and Regulation
Exterior Design Institute - Level 1 and Level 2 Certified



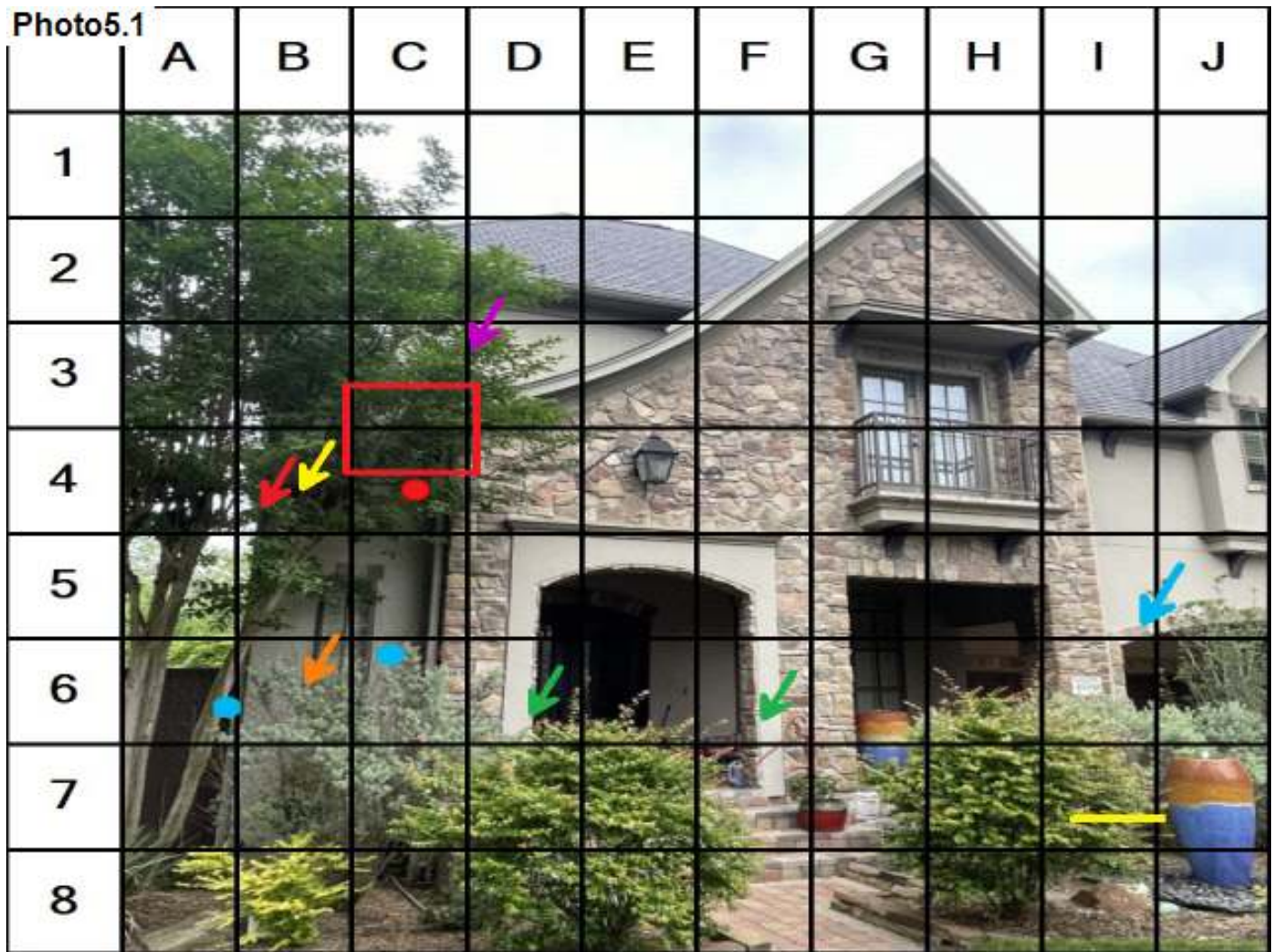
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Photo 5.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #5.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
A6	Outside Corner	10%	Firm	Moisture reading was made at the outside corner.	
C4	Below Missing Kickout Flashing		NONE	Moisture reading was made below the missing kickout flashing. No resistance and evidence of substrate damage is noted. Repair all substrate damage as needed. See detail #6.1.	
C6	Wall Below Missing Kickout Flashing	22%	Firm	Slightly elevated moisture reading was made below the missing kickout flashing, down the wall.	
Yellow Arrow	Control Joint Cracking			Cracking is present at the control joints. Seal all cracks at the control joints with the proper polyurethane caulking as needed. See detail #6.2.	
Red Arrow	Outside Corner Cracking			Cracking is present at the outside corners. Seal all cracks at the outside corners with the proper polyurethane caulking as needed. See detail #6.3.	Ch 3.6
Purple Arrow	Vegetation			Vegetation is in close proximity with the stucco walls. It is suggested to cut back the vegetation to prevent future moisture intrusion and mildew staining from occurring as needed. See detail #6.4.	
Red Box	Missing Kickout Flashing			Missing kickout flashing is noted at the roof termination. Cracking and staining is present below the missing kickout flashing. It is suggested to install proper kickout flashing and repair all possible substrate damage as needed. See details #6.5 and #6.6.	Ch 3.4
Orange Arrow	Window Sealants			Aged sealants with separation is noted around the window frames. It is suggested to reseal all window frames with the proper polyurethane caulking as needed. See detail #6.7.	Ch 3.2
Yellow Line	Bottom of Wall			Stone at the bottom of the wall is in contact with the flat work / rocks. This area is functioning properly at the time of the inspection. See detail #6.8.	Ch 3.3
Blue Arrow	Stone Accents			Tops of stone accents lack adequate sealants. Reseal all with the proper polyurethane caulking as needed. See detail #6.9.	Ch 3.7
Green Arrows	Fastener Holes			Fastener holes lack sealants. Seal all with the proper polyurethane caulking as needed. See details #6.10 and #6.11.	Ch 3.1



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Photo6.1



Evidence of substrate damage is noted.

Photo6.2



Control joint cracking is present.

Photo6.3



Outside corner cracking is present.

Photo6.4



It is suggested to cut back the vegetation.

Photo6.5



Cracking and staining is present below missing kickout flashing.

Photo6.6



Missing kickout flashing at roof termination.

Photo6.7



Sealant separation is noted around the window frames.

Photo6.8



Bottom of wall is in contact with the rocks / flat work.

Photo6.9



Tops of stone accents lack adequate sealants.

Photo6.10



Fastener holes lack sealants.

Photo6.11



Fastener holes lack sealants.



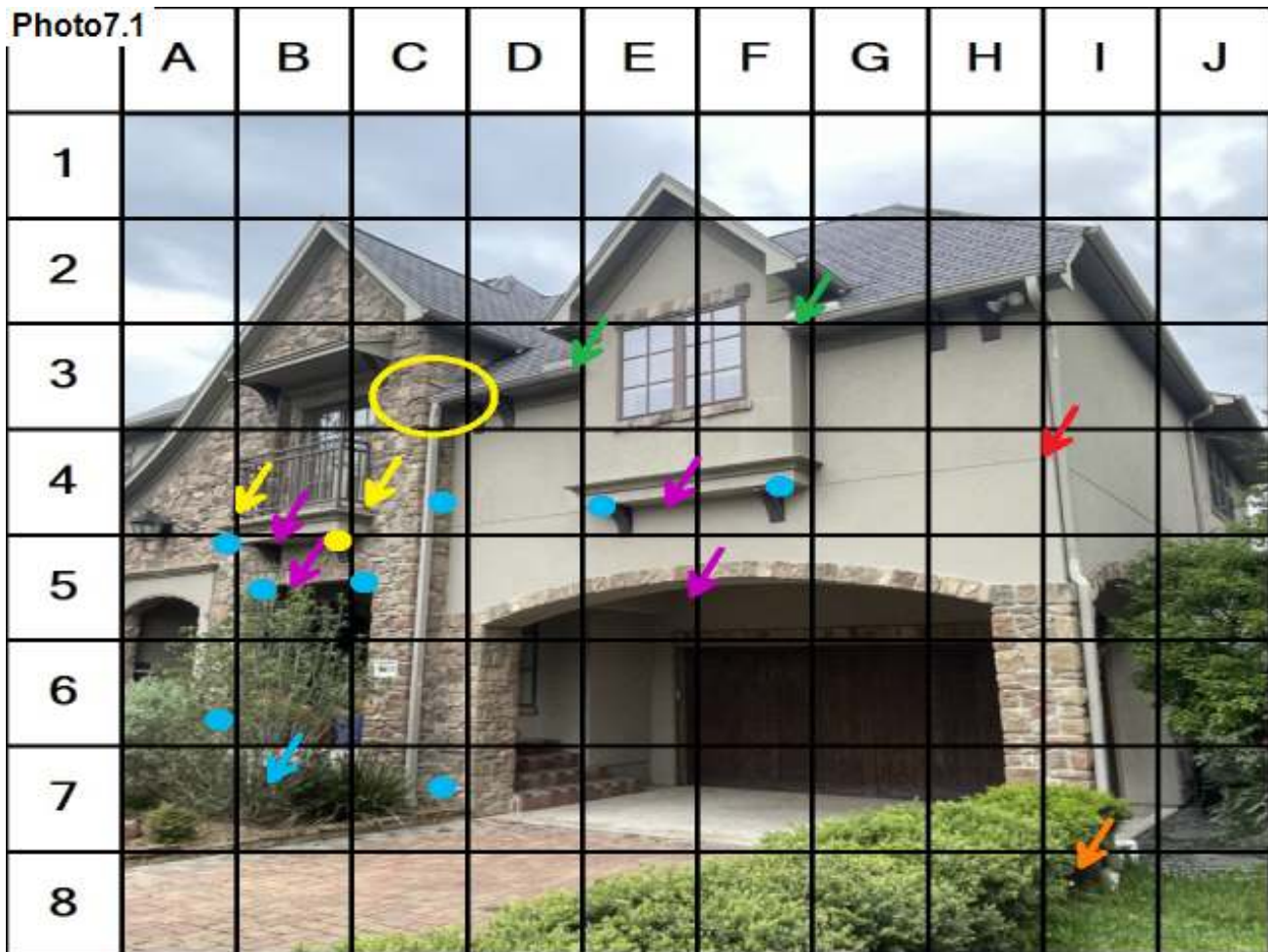
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Photo 7.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #7.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
A5	Bottom of Balcony	18%	Firm	Moisture reading was made at the bottom of the balcony, below the flashings.	
A6	Base of Column	10%	Firm	Moisture reading was made at the base of the column.	
B5 (Yellow dot)	Bottom of Balcony	11%	Firm	Moisture reading was made at the bottom of the balcony, below the flashings.	
B5 (Blue dot)	Bottom of Wall	15%	Firm	Moisture reading was made at the bottom of the stone wall, below the balcony flashings above.	
C4	Below Kickout Flashing	13%	Firm	Moisture reading was made below the kickout flashing.	
C5	Bottom of Wall	14%	Firm	Moisture reading was made at the bottom of the stone wall, below the balcony flashings above.	
C7	Base of Column	18%	Firm	Moisture reading was made at the base of the column.	
E4	Bottom of Wall	14%	Firm	Moisture reading was made at the bottom of the wall, below windows and kickout flashings above.	
F4	Bottom of Wall	10%	Firm		
Yellow Arrows	Balcony Flashings			Balcony flashings are present and performing properly. It is suggested to reseal all balcony flashing terminations with the proper caulking as needed. See details #8.1 and #8.2.	Ch 3.5
Blue Arrow	Concrete Porch			The bottom of the entry way porch is believed to be solid concrete construction. This is a favorable detail. See detail #8.3.	Ch 3.3
Orange Arrow	Column Base			Column base is elevated and sitting on an elevated concrete footing. This is a favorable detail. See detail #8.4.	
Green Arrows	Roof Flashing / Fascia Board Terminations			Sealant separation is noted at the roof flashing and fascia board terminations. Reseal all with the proper polyurethane caulking as needed. See details #8.5 and #8.6.	Ch 3.4
Yellow Circle	Kickout Flashings			Kickout flashing is present and performing properly at the roof termination. It is suggested to reseal all with the proper polyurethane caulking as needed. See detail #8.7.	Ch 3.4
Red Arrow	Outside Corner Cracking			Cracking is present at the outside corners. Seal all cracks at the outside corners with the proper polyurethane caulking as needed. See detail #8.8.	Ch 3.6
Purple Arrows	Weep Relief			No weep relief is present at the bottom of the walls. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). Due to low moisture content, no further stucco repairs are recommended at this time. See details #8.9 and #8.10.	



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It is suggested to reseal balcony flashings.



It is suggested to reseal balcony flashings.



Solid concrete construction is noted at base of entry porch.



Column base is concrete construction.



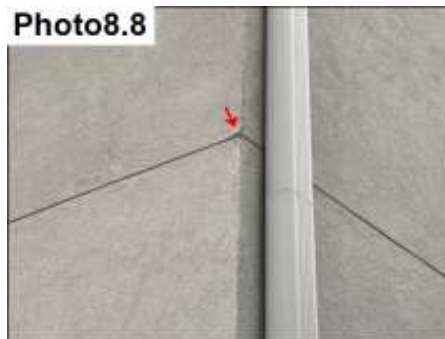
It is suggested to reseal roof flashing & fascia board terminations.



It is suggested to reseal roof flashing & fascia board terminations.



It is suggested to reseal kickout flashing.



Cracking is present at the outside corners.



No weep relief is present at the bottom of the walls.



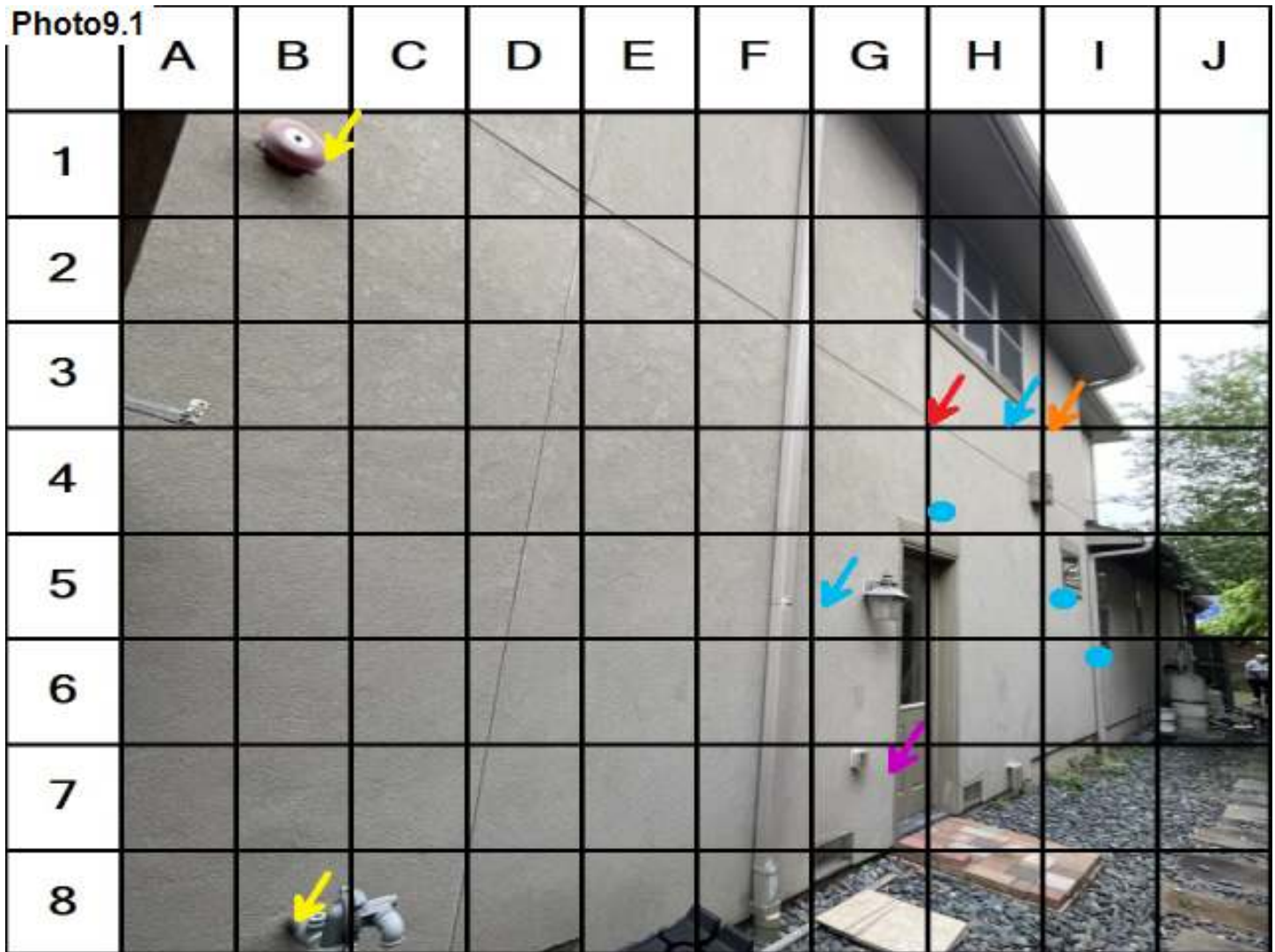
No weep relief is present at the bottom of the walls.



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Photo9.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #9.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
H4	Door Header	16%	Firm	Moisture reading was made at door header, below windows above.	
I5	Window Lower Left	15%	Firm	Moisture reading was made at window lower left.	
I6	Window Lower Left	15%	Firm		
Purple Arrow	Door Frames			Sealant separation is noted around door frames. Reseal all with the proper polyurethane caulking as needed. See detail #10.1.	Ch 3.2
Red Arrow	Control Joint Cracking			Cracking is present at the control joints. Seal all cracks at the control joints with the proper polyurethane caulking as needed. See detail #10.2.	Ch 3.6
Yellow Arrows	Penetrations			Penetrations lack adequate sealants. It is suggested to seal all penetrations with the proper polyurethane caulking as needed. See details #10.3 and #10.4.	Ch 3.1
Orange Arrow	Hairline Cracking			Hairline cracks are present. To temporarily cover cracks, it is suggested in the future to re-paint the entirety of the home with an elastomeric paint. Hairline cracks are a cosmetic concern. Elastomeric paint will help protect the cracks and prevent future cracking.	Ch 3.6
Blue Arrows	Rust Aggregates			Rust aggregates / spots are present. These spots are frequently the result of iron deposits found among the marble aggregates used in the finish coat. Consult with your stucco manufacturer for proper removal of these spots. See details #10.5 and #10.6.	Ch 3.6



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Photo10.1



Sealant separation is noted around door frames.

Photo10.2



Control joint cracks are present.

Photo10.3



Penetrations lack sealants.

Photo10.4



Penetrations lack sealants.

Photo10.5



Rust aggregates are present.

Photo10.6



Rust aggregates are present.

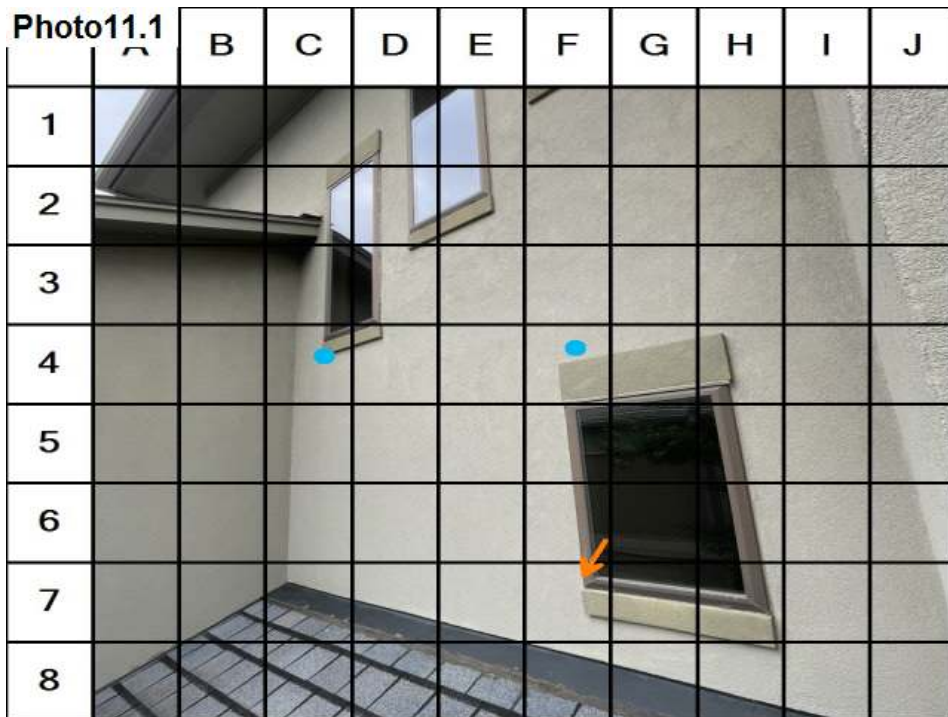


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Sealant separation is noted around window frames.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #11.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
C4	Window Lower Left	21%	Firm	Slightly elevated moisture reading was made at window lower left, below roof flashing termination above.	
F4	Window Header	11%	Firm	Moisture reading was made at window header, below windows above.	
Orange Arrow	Window Sealants			Aged sealants with separation is noted around the window frames. It is suggested to reseal all window frames with the proper polyurethane caulking as needed. See detail #11.2.	Ch 3.2

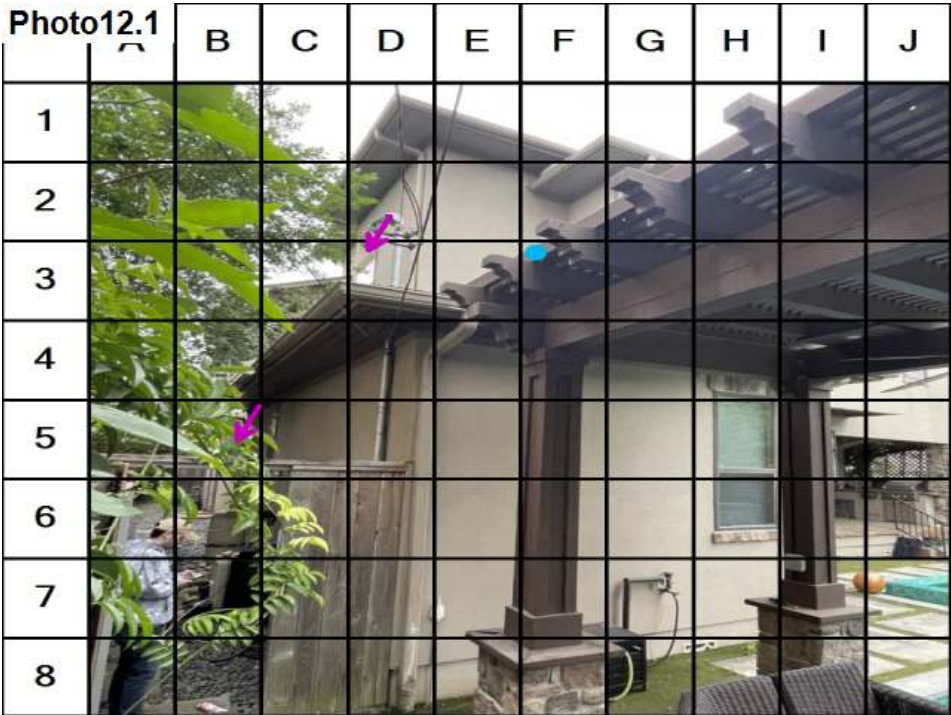


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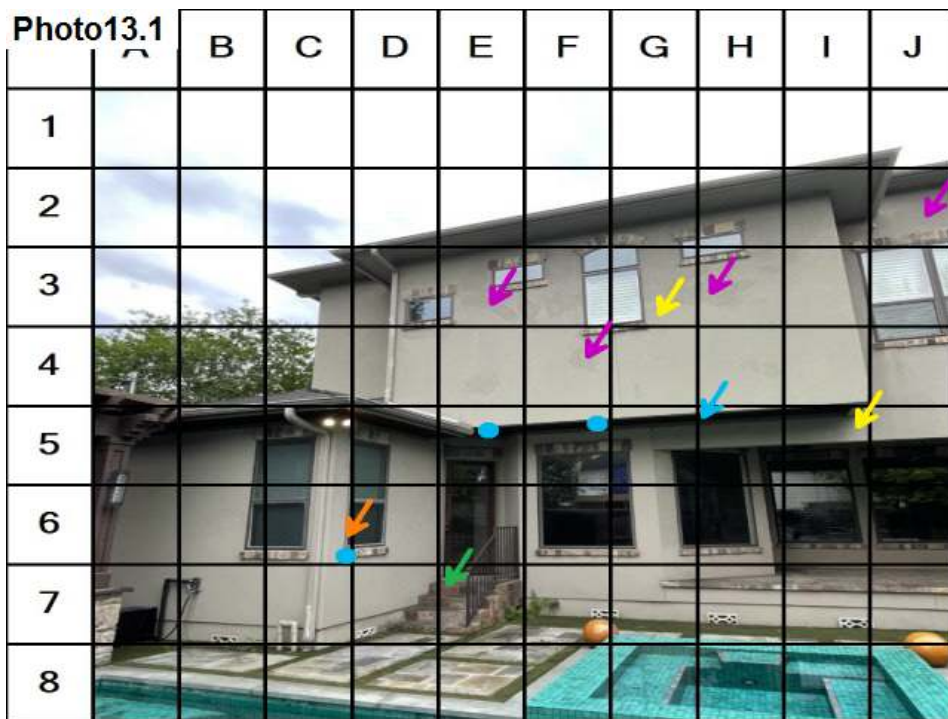
Tops of accent bands lack adequate sealants.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #12.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
F3	Below Kickout Flashing	10%	Firm	Moisture reading was made below the kickout flashing.	
Purple Arrows	Accent Bands			Sealant separation is noted at the tops of the accent bands. Reseal all with the proper polyurethane caulking as needed. See detail #12.2.	Ch 3.7



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Sealant separation is noted around the window frames.



No weep relief is present at the bottom of the walls.



Paint differences are present.



Stair construction is CMU. Seal all terminations.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #13.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
E5	Bottom of Wall	15%	Firm	Moisture reading was made at the bottom of the wall, below windows above.	
F5	Bottom of Wall	16%	Firm		
Orange Arrow	Window Sealants			Aged sealants with separation noted is around the window frames. It is suggested to reseal all window frames with polyurethane caulking as needed. See detail #13.2.	Ch 3.2
Blue Arrow	Weep Relief			No weep relief is present at the bottom of the wall. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). Due to low moisture content, no further stucco repairs recommended at this time. See detail #13.3.	
Yellow Arrows	Hairline Cracking			Hairline cracks are present. To temporarily cover cracks, it is suggested in the future to re-paint the entirety of the home with an elastomeric paint. Hairline cracks are a cosmetic concern. Elastomeric paint will help protect the cracks and prevent future cracking.	Ch 3.6
Purple Arrows	Paint Differences			Noticeable cosmetic paint differences are present. Touch these cosmetic areas up with the proper paint as needed. See detail #13.4.	
Green Arrow	Solid Concrete Construction			Rear stairs are CMU construction. This is a favorable detail. Seal all stair terminations. See detail #13.5.	Ch 3.3



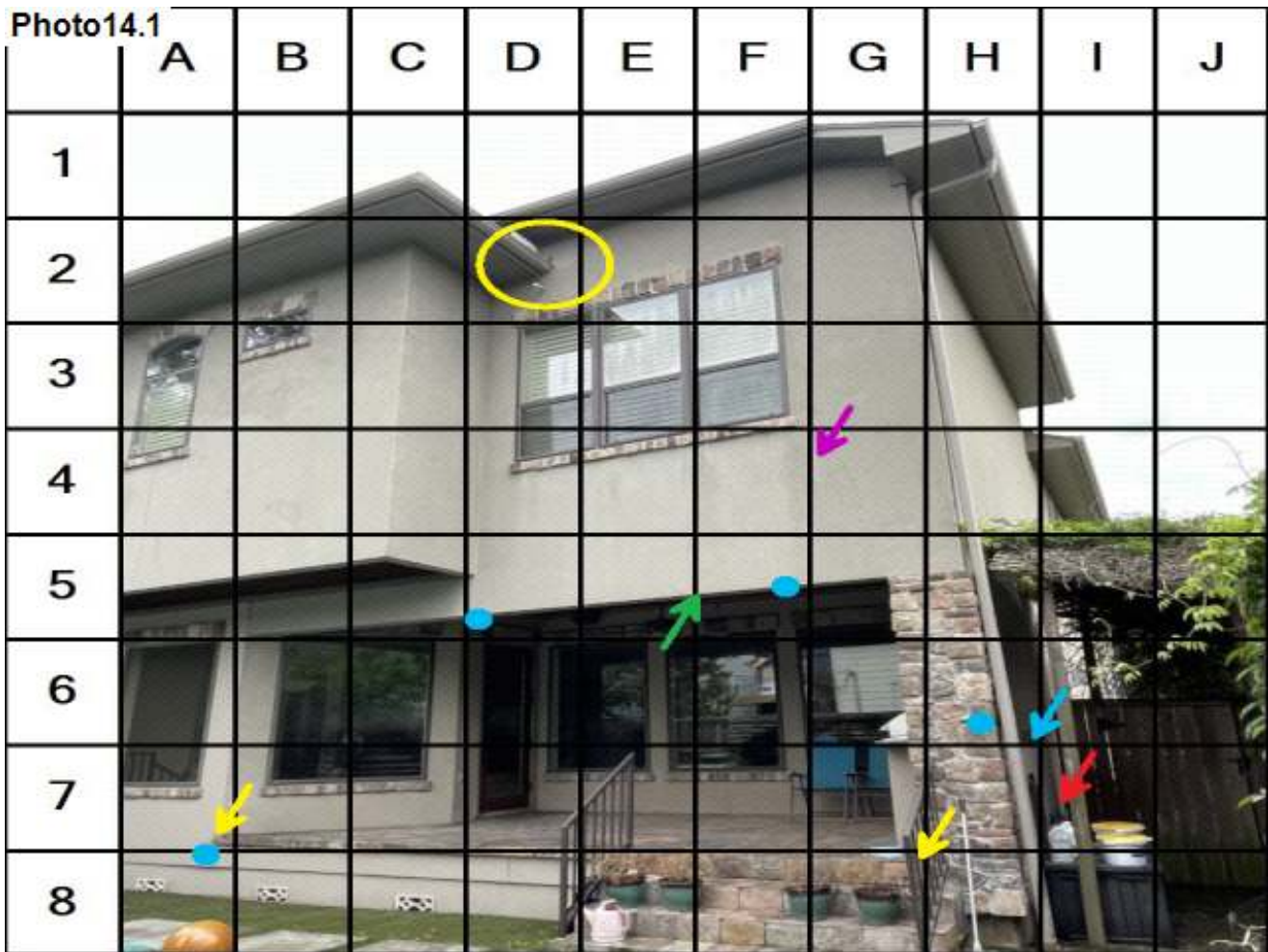
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Photo 14.1



Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #14.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
A8	Below Porch Flashing Termination	14%	Firm	Moisture reading was made below the porch flashing termination.	
D5	Bottom of Wall	24%	Firm	Elevated moisture reading was made at the bottom of the wall, below windows and kickout flashing above.	
F5	Bottom of Wall	25%	Firm	Elevated moisture reading was made at the bottom of the wall, below windows above.	
H6	Outside Comer	17%	Firm	Moisture reading was made at the outside corner.	
Yellow Arrows	Porch Flashing Terminations			Porch flashing terminations lack adequate sealants. Seal / reseal all with the proper polyurethane caulking as needed. See detail #15.1.	Ch 3.5
Purple Arrow	Vines			Evidence of past vine growth is noted on the stucco. It is suggested to keep the vines off of the stucco to prevent future damage to the stucco finish coat as needed. See detail #15.2.	Ch 3.6
Yellow Circle	Kickout Flashing			Kickout flashing is present and performing properly at the roof termination. It is suggested to reseal all with the proper polyurethane caulking as needed. See detail #15.3.	Ch 3.4
Green Arrow	Weep Relief			No weep relief is present at the bottom of the wall. Weep relief is a favorable detail that allows for proper moisture drainage of the wall(s). Due to elevated moisture content, it is suggested to install a weep relief at the bottom of the wall as needed. See detail #15.4.	
Red Arrow	Control Joint Cracking			Cracking is present at the control joints. Seal all cracks at the control joints with the proper polyurethane caulking as needed. See detail #15.5.	Ch 3.6
Blue Arrow	Outdoor Kitchen Terminations			Outdoor kitchen terminations lack adequate sealants. Seal all terminations with the proper polyurethane caulking as needed. See detail #15.6.	Ch 3.10



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It is suggested to reseal porch flashing terminations.



Evidence of past vine growth is noted.



It is suggested to reseal kickout flashing.



It is suggested to install weep relief at the bottom of the wall.



Control joint cracking is present.



Outdoor kitchen terminations lack sealants.

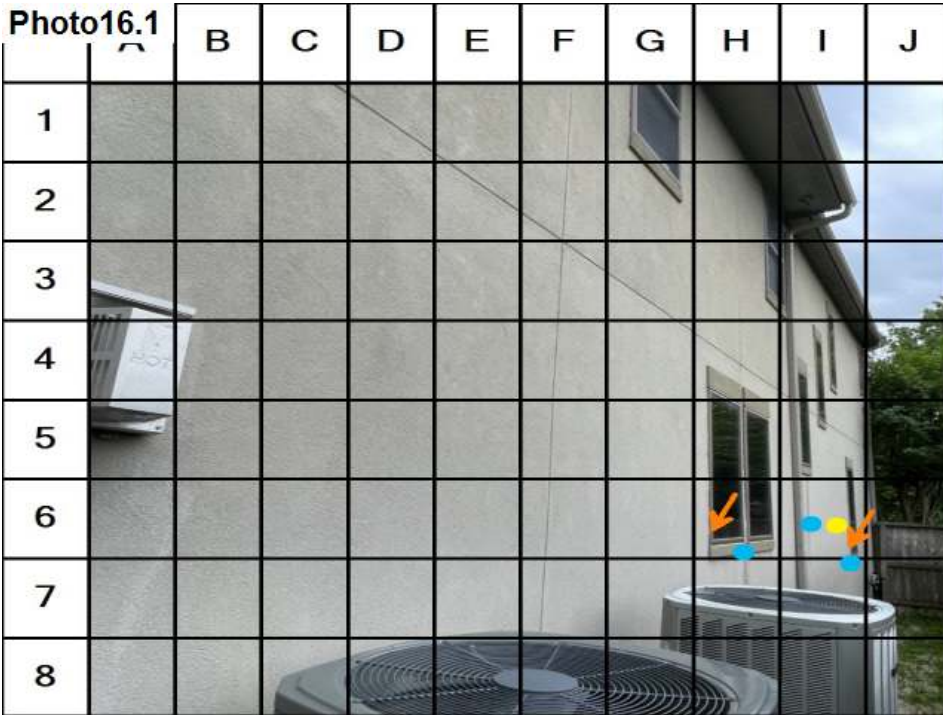


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Sealant separation is noted around the window frames.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #16.1	Chapter Reference
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
H6	Window Lower Right	18%	Firm	Moisture reading was made at window lower right	
I6 (Blue dot)	Window Lower Left	19%	Firm	Slightly elevated moisture reading was made at window lower left.	
I6 (Yellow dot)	Wall Below Windows	17%	Firm	Moisture reading was made below windows, down the wall.	
I7	Window Lower Left	16%	Firm	Moisture reading was made at window lower left.	
Orange Arrows	Window Sealants			Aged sealants with separation is noted around the window frames. It is suggested to reseal all window frames with the proper polyurethane caulking as needed. See detail #16.2.	Ch 3.2



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Photo17.1



<u>Grid Location</u>	<u>Item Description</u>	<u>Moisture Readings</u>	<u>Substrate Condition</u>	<u>Observations-Photo #17.1</u>	<u>Chapter Reference</u>
				Assess all windows, doors, penetrations and terminations and reseal as needed.	Ch 3.1,3.2
Yellow Arrows	Rust Aggregates			Rust aggregates / spots are present. These spots are frequently the result of iron deposits found among the marble aggregates used in the finish coat. Consult with your stucco manufacturer for proper removal of these spots. See details #18.1, #18.2, and #18.3.	
Red Arrows	Control Joint Cracking			Large cracks are present at the control joints in this elevation. It is suggested to repair all large cracks at the control joints as needed. See details #18.4, #18.5, #18.6, #18.7, #18.8, #18.9, and #18.10.	Ch 3.6
Purple Arrow	Penetrations			Penetrations lack adequate sealants. It is suggested to seal all penetrations with the proper polyurethane caulking as needed. See detail #18.11.	Ch 3.1



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Photo18.1



Rust aggregates are present.

Photo18.2



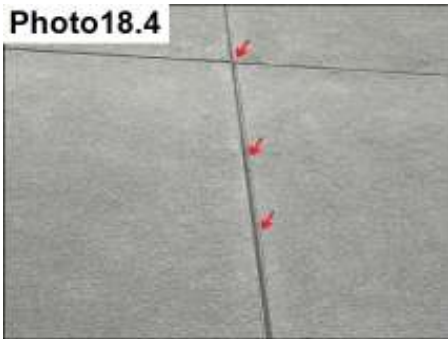
Rust aggregates are present.

Photo18.3



Rust aggregates are present.

Photo18.4



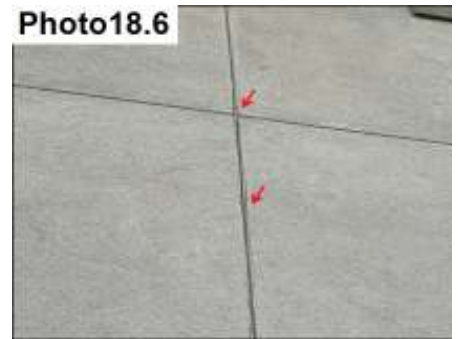
Large cracks are present at the control joints.

Photo18.5



Large cracks are present at the control joints.

Photo18.6



Large cracks are present at the control joints.

Photo18.7



Large cracks are present at the control joints.

Photo18.8



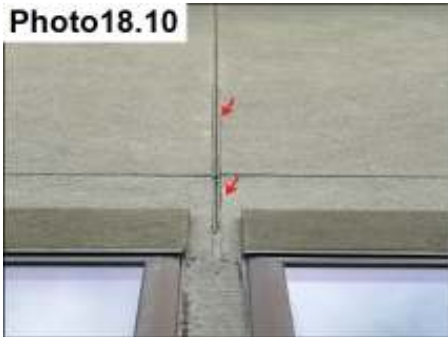
Large cracks are present at the control joints.

Photo18.9



Large cracks are present at the control joints.

Photo18.10



Large cracks are present at the control joints.

Photo18.11



Penetrations lack sealants.

