

This is what water can do over the years!



This photo above is particularly interesting. You see that sprinkler head in the foreground? That's the only pipe or penetration I could find anywhere near this massive wall rot area. There was no rot above 4' so the leak wasn't coming from above. Remember that this building is only 10 years old.



These rotted parapet caps present three lessons. #1 Don't stucco over a Parapet Cap. Stucco is porous and any water that sits on the stucco WILL get through. Parapet caps should have some type of waterproof cap to prevent water from sitting on this horizontal area and leaking behind the WRB (weather resistive barrier). #2 If you MUST do a stucco cap then you'd better **waterproof** behind the stucco. Tar paper is not a waterproofing product. It does resist water, but it's not waterproof. It's paper that's been impregnated with tar. Paper is not waterproof. Tar impregnated paper is also not waterproof.



This house in Mesa Arizona is only 9 years old, so what do you think happens when the roof transition to stucco is not properly flashed ?



Just cracks, well guess again !





Major Failure, water got behind the vapor barrier and fill up like a bathtub and over the nine years rotted all the lumber, not a good day for the homeowner that had his home Custom Built !

All trades need to work together and communicate, so the job is done right the first time!

Thank you for reading and good luck,

Sincerely Phoenix Plastering

