



WATER INTRUSION INSPECTION REPORT

Client: Josh Couillard
Address: 1880 Gordon Manor NE Atlanta, GA. 30307
Date: 9-20-2026

Building: Condo
Conditions: Acceptable/Need Repairs
Temperature: 90
Age: 2005

These are the general results of the inspection for the cause of the water intrusion and moisture damage to the exterior wall assembly north side of the condo located at the address above. This is not a warranty but it is a visual inspection and survey of the systems and components of this property based on National Professional Guidelines.

This page is a summary of various conditions found. Items or components found defective, need repair or lack maintenance may be identified here, in the report and or in the photo file that follows. The information summarized here is my best opinion

following the inspection. Please see the photos attached after the report.

ITEM

1. It has been found and documented that where a home has stucco wall covering and other types of cladding combinations at the exterior envelope, there can be major water damage behind the stucco if water intrusion has occurred because of missing flashing, improper flashing installation, improper or defective caulking, water intrusion, water penetration and or improper installation of the stucco and other exterior building materials.
2. It has been known for many years, where water penetrates the exterior wall cladding and gets into the wall space behind stucco, brick and or siding, water, moisture and dampness can cause major water damage and rot due to lingering moisture and trapped water in the wall space. Where there is stucco, these conditions are compounded exponentially because the stucco is a barrier seal that does not allow water to evaporate or escape easily.
3. There was major water damage, moldlike substance, mildew and fungus on the building's drywall, framing and other building components in the wall space.
4. Can see water intrusion and stains on the sub floor below the walls with the water damage (under the carpet).
5. It appears there is missing flashing over the top of the wood arches over the windows and can see holes in the tops of the arch trim (rot) where it meets the stucco. Can see major water intrusion and damage at the interior wall framing below these areas (it appears water has been penetrating the inner wall spaces for many years). It appears there are face nails in the drip flashing below the stucco resting on the skirt board (caulking has been placed between the flashing and the stucco where there should not be any and there should be a minimum air gap between the bottom of the stucco and metal flashing). Can see water damage at window frames and wall framing around the windows. Can see mold and fungus like residue on interior wood trim that was removed and remain at the property.
6. There appears to be missing flashing where the skirt boards rest over the brick. There was caulk placed at these locations instead of "L" flashing or "drip flashing" during the original construction or when the skirt boards were replaced. Where there is missing flashing at the skirt board on the brick and caulk is placed at the joint, the caulk can trap water that would drain out of the wall normally.
7. Roof: Can see drip edge flashing that is butted together that is not overlapped 4 inches on the slope at the end of the metal roof over the north side end of the building which is above the windows. Can see where someone has placed caulk over these joints that has a broken seal and a rivet that has broken and a hold in the cap flashing. Water can get between these flashing joints and enter the roof assembly and into the wall space. Flashing shall be overlapped at all joints to shed water down and away. This defect was caused when the metal roof was installed.

8. It is very clear that there is missing flashing at several areas on this side of the condo where water has been getting into the wall space.
9. Please be aware, there may or may not be water intrusion, water damage, mold and fungus at the exterior wall spaces at rooms below the water damaged areas at the 3rd level. It is advised to remove 6" by 6" sections of drywall in a few areas at the office level exterior wall to see inside the wall space to verify if there is or is not water intrusion at this level.

In conclusion, this home, property or building may be acceptable if the items listed here in the report are considered. Several of these conditions, items and components may need a professional contractor of those trades to determine what is needed to correct, repair or replace. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs needed, please let me know.

Paris Pressley:



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