

Residential - Exhibit A

The remodel contractor opened up some stucco at this residence and found rot, and asked MFC to design the fix. During our on site inspection, we traced back to the source of the water intrusion. We discovered there was severe water damage and rot to the frame underneath most of the stucco that was only 10 years old. We and an attorney were retained, and a construction defect law suit was filed



against the general contractor responsible for the stucco, waterproofing and windows. We were successful in discovering and quantifying the damage as



well as designing a fix. MFC's report and presentation at the expert witnesses meeting allowed the owner to settle their lawsuit successfully and rebuild their home correctly.

Rot and mildew destroyed the framing underneath the improperly installed stucco and windows.

Most of the damage was invisible to the eye when we first were asked to inspect. MFC knew what to look for and performed additional testing to uncover all of the problems and then designed how to fix them.





Rotted columns which again looked fine to the eye. Upon MFC's further inspection, we discovered the wood underneath the stucco was rotted through and unsafe.

MFC was onsite during the rebuild to assure that our repairs details were implemented correctly.

Corrected waterproofing and stucco techniques.



The lath installation.