

Diamante Coatings
8334 Timber Cabin
San Antonio, TX. 78250
210-543-2420
Diamantecoatings.net

Just a few things you should look for before you make an investment in a residential property.

- 1) Were the windows and doors installed with the proper head flashing, this is a must. Without proper head flashing water can leak down stucco to top of window then inside. You will see this as a metal flashing over the window or door which is not part of the original frame of either.
- 2) You should note expansion joints properly installed over and under all openings, windows and doors or anywhere an area over 124 square feet of surface stucco is culminated, either every twelve running feet or at 10 feet in height. These appear as straight metal lines in stucco either vertical or horizontally. A must to prevent cracking due to settlement and most common, thermal expansion and contraction.
- 3) Make sure you have clearance between the ground and the stucco termination strip a must. Some older installations use a J channel, newer preferred and now standard is known as weep screed, this allows the stucco and the house to breath, for correct vapor control.
- 4) If the house has decorative banding make certain there is proper slope and that it is sealed well to the stucco most importantly at the top and sides, this makes certain water when present runs off not in, BAD? Yes If it is entering the window to the inside of the house or in behind the banding thus rusting the metal lath or rotting things like wood framing.
- 5) Look for stucco all the way down to patio or porch slab that does not have proper casing or is otherwise unsealed, this may be a source of water wicking into wall when wetted.
- 6) Discoloration, whitening, blistering or bubbling are all due to either water intrusion or water wicking up from ground when stucco makes ground contact. If you see any of these issues be certain they are addressed.
- 7) Look for previous or numerous repairs, past issues can usually be detected this way and how they were resolved.
- 8) You must look to see that a J channel is installed and properly caulked at any place stucco comes into contact with another building material not always a problem, but a great place for one to start F.Y.I.
- 9) Up on the roof, the stucco should be above the roofline, preferably four inches, as this may also cause water intrusion under severe weather if water is forced up behind the stucco and its vapor barrier.
- 10) If the house has been painted, the painted stucco coating should be thick and flexible, nonporous to less than 6 pores per square inch, resistant to driven rain premature fading, and without exception must maintain vapor permeability, or whoever painted the house and I hope not you, wasted their money.
- 11) Fear not there are remedies to these things if found some cheap and some not so cheap and very dependent on a variety of conditions like landscaping, electrical or plumbing to name the most common.
- 12) If the house was built long ago you may just have to retrofit, but if the house is being built these things are a must.