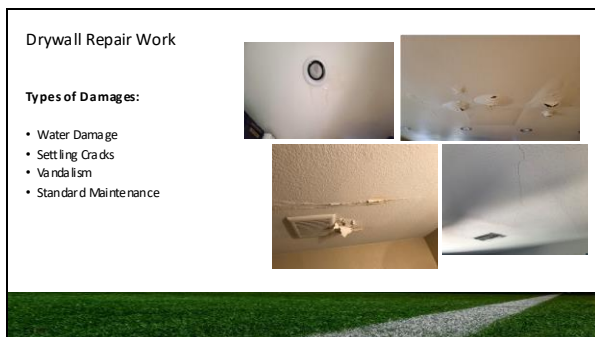








Drywall Repair Work Continued:

How to Assess and Repair **Water Damage**:

1. Kill
2. Remove Base board
3. Cut out drywall
4. Add insulation as needed
5. Add backing as needed
6. Add new drywall
7. Tape, texture, and paint



Drywall Repair Work Continued:

How to Assess and Repair **Settling Cracks**:

1. Remove old tape
2. Add backing as needed
3. Mesh taping
4. Coating(s)
5. Texture



Drywall Repair Work Continued:

How to Assess and Repair **Vandalism**:

1. Cut out drywall (square out if needed)
2. Remove loose debris
3. Add backing as needed
4. Add new drywall
5. Tape, texture, and paint



Drywall Repair Work Continued:

How to Assess and Repair **Standard Maintenance**:

1. Use of caulking for hairline cracks
2. Use of grout sponge
3. Use of spackling
4. Use of 1" putty knife up to 6"
5. Use of taping knife



Stucco Finishes

Most Common Finishes in Arizona :

- Spanish Lace Finish
- Monterey/Santa Fe Finish
- Sand Finish
- Synthetic Finish



Spanish Lace Finish



Monterey/Santa Fe Finish



Sand Finish



Synthetic Finish



Stucco Repair Work

Types of Damages:

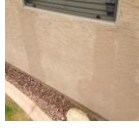
- Water Damage
- Settling Cracks
- Vandalism
- Faulty Stucco
- Standard Maintenance



Stucco Repair Work Continued:

How to Assess and Repair **Water Damage**:

1. Look for gaps in the stucco
2. Check for sprinklers spraying on the stucco
3. Make sure the weep screed is clear (no debris)
4. Look for peeling, humps, de-bonding, or cracking



Stucco Repair Work Continued:

How to Assess and Repair **Settling Cracks**:

1. Look for separating stucco over 1/16"
2. Look for separations around window and door frames, plumbing penetrations
3. Look for separations at stucco stop and weep screed



Stucco Repair Work Continued:

How to Assess **Vandalism**:

- Holes
- Dents



Common Causes:

- Woodpeckers
- Vehicle intrusion
- Homeowner DIY projects gone wrong



Soft Stucco Testing

What is it and how is it done?

- Screwdriver or pick is inserted into stucco to determine the strength
- Pushing on the actual stucco to see if it flexes or crumbles
- Sections can be visually seen if stucco falls apart on its own
- Lab testing is a last resort



Stucco Repair/Put Back

Application Steps:

1. Cut out affected area of stucco down to studs if possible.
2. Determine if black paper (water proofing membrane) has been affected or compromised in any way.
3. If black paper needs to be replaced, apply new paper to flash underneath the existing paper to create the proper drainage plane. Acceptable material in lieu of black paper would be Rain Busters or Bithuthane.
4. Secure new foam by nailing on to the studs or plywood backing.
Tip: It's not a bad idea to water test repairs at this point
5. Apply new chicken wire or metal lath.
6. Apply new pre-mixed stucco material to affected area and coat evenly. Be sure to go past the transition point.
7. Apply new texture to match surrounding surface.



Stucco Repair/Put Back



Demo Affected Area Vapor Barrier Lath Brown Coat Textured Corn plate



How to Assess for Signs of Water Damage

Look for signs of:

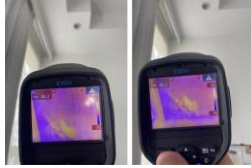
- Water stains or discoloration
- Peeling, bubbling, or blistering paint
- Soft or sagging areas
- Mold or mildew odor

Inspect for:

- Warped or buckling hardwood flooring
- Loose or cracked tile
- Soft or spongy areas beneath flooring

Check for:

- Damaged caulking or weatherstripping
- Soft or rotting wood trim
- Water stains around window frames



Exterior Home Maintenance Checklist

- Clean Gutters and Downspouts Regularly.
- Inspect the roof for missing, cracked or damaged shingles.
- Check flashing around chimneys, vents, skylights, and roof penetrations.
- Inspect stucco for cracks, chips, holes, or loose sections.
- Check windows and doors for damaged seals, caulking, and weatherstripping.
- Trim trees and shrubs away from the home.
- Remove vines growing on exterior walls.
- Adjust sprinkler heads to prevent water from spraying on exterior walls.
- Inspect exterior paint for peeling, blistering, or fading.
- Inspect parapet walls for cracks, loose coping caps, damaged flashing, and white, powdery deposits which may indicate moisture intrusion.
- Inspect siding for insect damage, loose or damaged panels, and open joints or gaps around windows, doors, and trim.
- Ensure the ground slopes away from the foundation and that downspouts discharge water away from the home.



Interior Home Maintenance Checklist

- Replace HVAC air filters every 1-3 months.
- Keep air vents and registers clean and unobstructed.
- Inspect walls and ceiling for cracks, stains, peeling paint, or signs of water damage.
- Repair drywall cracks and repaint as needed.
- Check weatherstripping around windows and doors; replace if worn.
- Inspect caulking around windows and interior trim.
- Check for signs of water intrusion or plumbing leaks, under sinks, around toilets, or appliances.
- Inspect insulation in the attic or crawl space for damage, moisture, or signs of pests.
- Inspect caulking around tubs, showers, and sinks.
- Repair cracked grout or replace deteriorated caulk.
- Ensure bathroom and laundry room exhaust fans are operating properly to reduce humidity.
- Look for signs of mold or mildew; address the source of moisture promptly.
- Inspect flooring for warped, loose, or damaged materials that may indicate hidden moisture.



Todd Whittaker Drywall, Inc. is a full-service remodeling, repair, and maintenance contractor based in Phoenix, Arizona, serving the greater Phoenix area since 1996. With dedicated in-house crews and decades of industry experience, we provide dependable repair, maintenance, and renovation services for residential and housing facilities. Our commitment to quality workmanship, responsive service, and customer satisfaction has been the foundation of our business for 30 years. We appreciate the opportunity to serve your housing facilities. Please keep us in mind for any upcoming repair, maintenance, or remodeling needs.

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