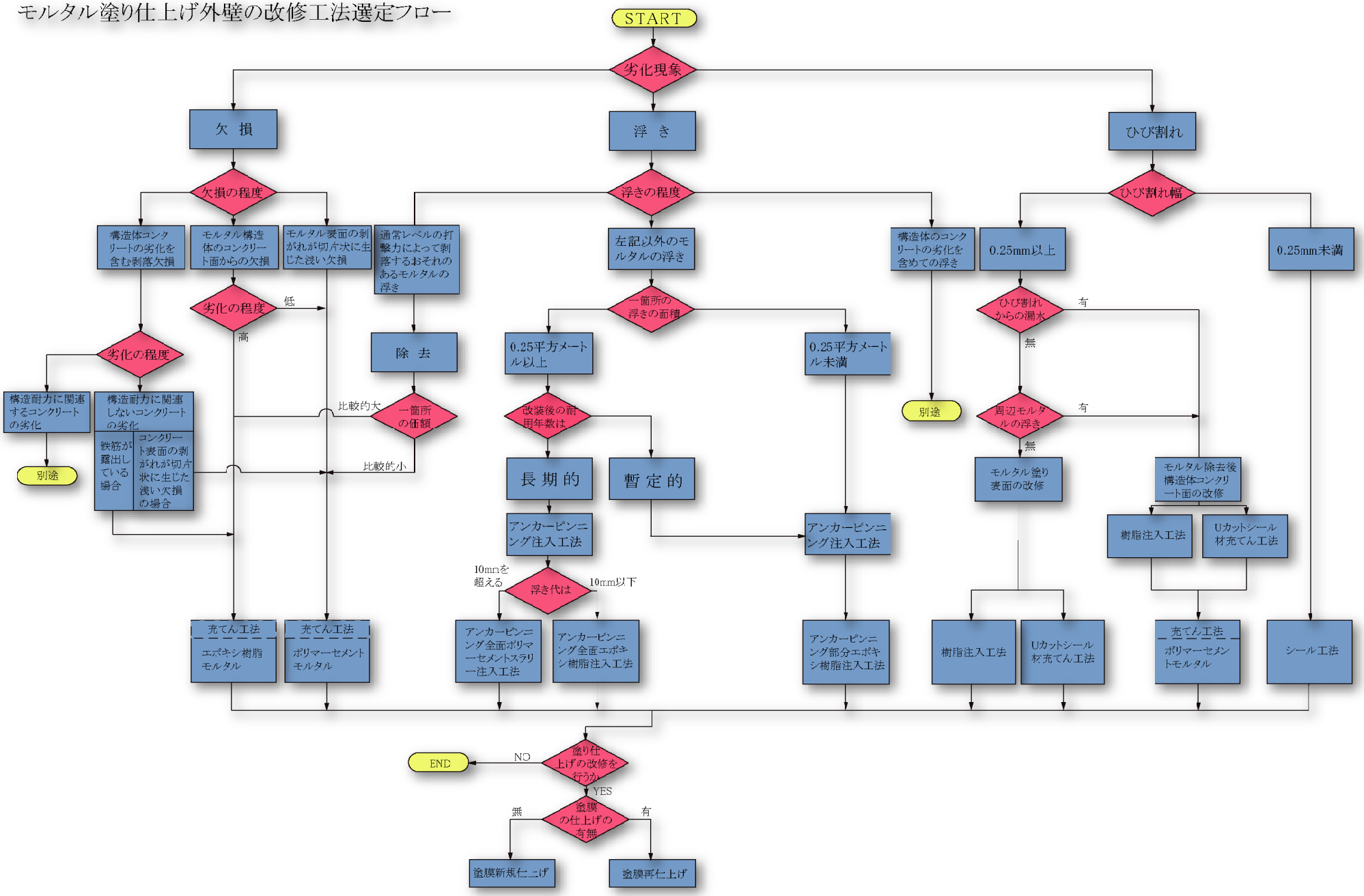モルタル塗り仕上げ外壁の改修工法選定フロー