



AND
ASSOCIATES,
INC.

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

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April 9, 2007

In re: 84 Bull Street, Unit E
Water Entry

Dear Mr. Perkins,

Confirming my conversation with Ginny Perkins at the time of my partial inspection of 84 Bull Street, April 6, 2007.

The purpose of that inspection was to review the history of water entry at the Storeroom immediately adjacent to the Kitchen, investigate, and prepare this report.

This is an older building that was subdivided into condominium units.

The configuration of your ground floor unit is such that the Kitchen is under the front porch; the Storeroom is under the (exterior) steps to that porch.

Miss Perkins explained to me that there were at least three known leaks. Part of my inspection was to use a moisture meter to develop an opinion whether or not water was still penetrating the system(s).

She explained to me that a waterproofing material was applied on the interior surfaces in an attempt to stop water entry.

Leak at Arch Opening under Steps (back wall of storeroom)

The arch is under the front porch steps.

Although the (interior) surface was clean, I found that there is still moisture penetrating at the top of the brick arch.

Leak at East Wall of Storeroom

There is a small square protrusion in the upper portion of the east storeroom wall. I am uncertain what this is.

I found lower moisture readings there but still much higher than at adjacent surfaces.

Leak Over Storeroom Entry

I found that the sheetrock over the opening is damaged, requiring replacement.

I also found that moisture is still entering the system there.

Exterior

The condition of the adjacent exterior was reviewed.

The exterior walls appear to be stucco covered masonry. The stucco finish includes varying thicknesses, gaps, cracks, etc.

The steps are stone. At the time of my inspection, I found a loose stair tread and several gaps in the (mortar) at the steps. A black sealant had been applied at the joints, but appeared to be old and failing. There were gaps in the mortar between the pieces of stone.

Recommendations

Although the use of an interior sealer was well intended, it was not successful.

My opinion is that these defects must be corrected from the exterior. I strongly recommend exploring the application of a clear (exterior) sealer. Based on my experience multiple application (coats) of a silicone sealer should prove satisfactory.

You should assume that surface preparation will require pressure washing the exterior and minor repair to the stucco walls and stone steps. The pressure washing will temporarily cause more leaks to the interior.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/mad

