Building Envelope Remediation Site Visit Report

<#PropertyAddress#>
<#PropertyCitySTZip#>

Prepared For
Client Name

Conducted On
June 23, 2023

Building Envelope Remediation Report

REPORT DATE: June 23, 2023

PROJECT NAME:
Project Address
City, ST 12345

TYPE OF INVESTIGATION/REPORTING:

Building Envelope Remediation

SENIOR INVESTIGATOR/ CONSULTANT:
Scott A. Stephen BEC EDI MWC

REPORT PREPARED FOR:
Client Name
Client Name

Summary

Moisture Consultants Inc was retained by ClientName to perform 3rd party quality assurance services for the Building Envelope Remediation of the property located at Project Address, City, ST 12345. The property is in the process of having waterproofing repairs performed on the exterior of the building.

On June 23, 2023, BMC was on-site to perform their inspection of the work in progress for the EIFS wall repairs. The following is a summary of the site visit observations and findings:

- Initial inspection found many areas of exposed mesh in base coat application both in the field and at the aesthetic joints (see photo examples). An additional skim coat was applied and all surfaces are now ready for finish and sealant applications (see photos). Very good base coat application.
- We need confirmation of the intended sealant for use to verify it is a Sto approved sealant for EIFS
- There is still a damaged housing cover that needs repair (photo 24-26). This is the only remaining open water intrusion risk. We do not know whose responsibility this is but we do not believe it is on CPS's scope of work.
- We checked with the General Manager and the new Chief Engineer and there were no observed leaks on the 2nd floor during the last several days of rain. We suggest the ceiling tiles are replaced so that any remaining leaks can be confirmed (if any).
- There is substantial clean up pending. After the upper roof areas are completely cleaned then the ground floor entire perimeter should also have a final cleanup as there is still some EPS beads present

Scott Stephen BEC
Building Envelope Consultant

EIFS Wall Repair

Photo 1

Photo 2

All areas ready for finish and sealants

EIFS Wall Repair

Photo 3

Photo 4

All areas ready for finish and sealants

EIFS Repair

Photo 5

Initial inspection showed many areas of exposed mesh. Areas had skim coat applied and is now ready for finish and sealants

Photo 6

Example exposed mesh (initial inspection)

Photo 7

Example exposed mesh (initial inspection)

Photo 8

Example exposed mesh (initial inspection)

EIFS Repair

Photo 9
Example exposed mesh (initial inspection)

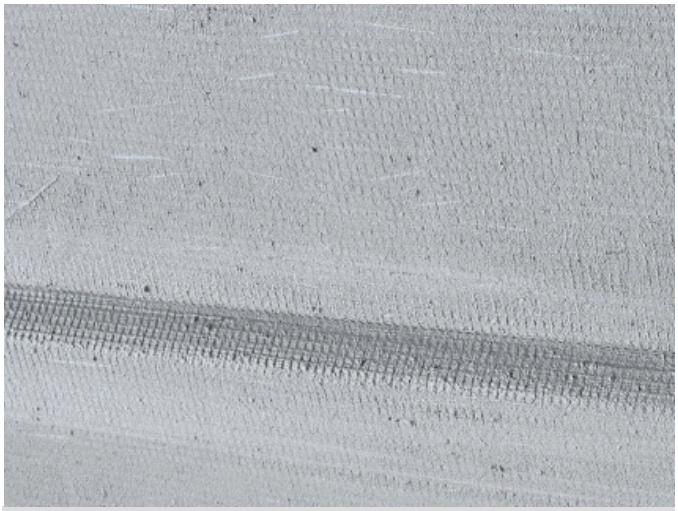

Photo 10
Example exposed mesh (initial inspection)

Photo 11
Areas reskimmed

Photo 12
Areas reskimmed

EIFS Repair

Photo 13

Photo 14

Skim coat in progress

Photo 15

Photo 16

Wall surface after touch ups - no exposed mesh

EIFS Repair

Photo 17

Wall surface after touch ups - no exposed mesh

Photo 18

Typical Control joint after touch up - no visible mesh - ready for finish

Photo 19

Photo 20

Typical wall after touch up - no visible mesh

EIFS Repair

Photo 21
No visible mesh - ready for finish

Photo 22
Control joints good base after touch up - ready for finish

Photo 23
Good basecoat application ready for finish

EIFS Repair

Photo 24

This cover still damaged - needs new top piece

Photo 25

Close up damaged top piece to sheet metal housing - water intrusion risk

Photo 26

Large opening where damaged - water intrusion risk