

Discussion Item

Waterproofing at Building 835

Building 835 Waterproofing Incomplete

In April 2020, waterproofing along the front wall of Building 835 was ordered to address long-standing moisture intrusion issues in Units 1629 and 1619:

Unit 1629

- 1) 12/2012: Mold along Bathroom wall all the way back through the closets in the back-bedroom. Potential contributors cited in Work Order 9155 includes cracks found on outside wall, stoop separation of the middle porch and the bathroom window well was "messed up". Note: "The humidity was ridiculous inside". No notes on what was done to remedy but pictures from 2020 waterproofing work show no prior waterproofing applied to the front wall in this area below the dirt line. Notes on the work order indicate the interior wall was scraped, re-plastered and re-painted.
- 2) 05/2016: Mold in front closet. Work Orders 35,877, 36,914 and 37,755 for the Gutter downspout at the corner to be enclosed and front corner exterior walls were dug up so waterproofing treatment could be applied. The interior closet walls were cleaned and re-painted.
- 3) 01/2020: Ticket in Buildium--Significant mold in front closet with wallboard wet to the touch in the front corner. Previous tarp and duct tape solution had delaminated from the exterior wall. April 2020 waterproofing work removed this failed solution and re-waterproofed with current standard treatment. Humidity levels in the front closet had been up to 85% for days following rain prior to this treatment and are now significantly lower.
- 4) 05/2020: Ticket in Buildium—mold/mildew first found in back-bedroom closet in February 2020.

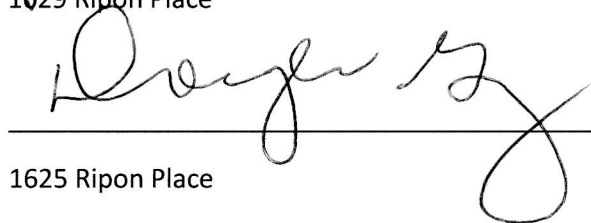
Unit 1619

- 1) 06/2018: Work Orders 51,796 and 51,807 refer to a leak in the crawlspace contributing to issues with warping of closet doors in the living room and bedroom. Bathroom wall was scraped and repainted.
- 2) 05/2020: Ticket in Buildium—mold/mildew in closets along front wall since unit was purchased in 2018.

We, the unit owners of Building 835, are asking the Parkfairfax Board of Directors to authorize completion of the waterproofing job along the front wall that was left unfinished due to Unit 1621's request to preserve their holly bush. Notice of the work was given on April 9, 2020, and clearly stated that each unit owner is responsible to remove planting they wish to preserve ahead of the start of work, per Administration Resolution 2, Section IV-A, 3, d. The integrity of the building and the waterproofing job is far more important than the preservation of any individual landscaping element.



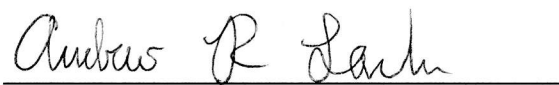
1629 Ripon Place



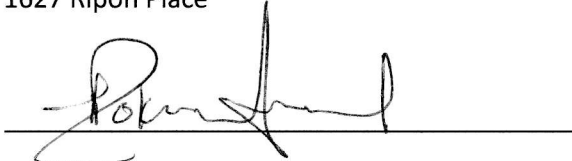
1625 Ripon Place



1619 Ripon Place



1627 Ripon Place



1623 Ripon Place

Incomplete Waterproofing Job Building 835



The digging ended at the left side of the crawlspace entrance. No further waterproofing between that and the sidewalk leading to 1621's stairs.



Left side of 1621's stoop—unable to dig behind the holly bush without damaging it to waterproof the wall because it is too close to the wall and they were told to not take out the holly bush.



Right side of 1621's stoop. This was dug out fully to the corner the next day.

Waterproofing and drain replacements

New catch basins-drains-lines



- 4 1/2 ROOM APARTMENTS

Parkfairfax Condominium

A Historic District

Unit Owners Association • Maintenance Department

3360 Gunston Road • Alexandria, VA 22302-2133

(Ph) 703-998-6508 • (Fax) 703-578-9785 • email: aalexander@parkfairfax.info

NOTICE OF SCHEDULED WORK

See Map On Reverse Side for Additional Details
Emergency

Date Delivered: April 09, 2020

To Residents of Building: 835

There is a problem with drainage at the front of your building between units 1621 and 1629 Ripon Place, which is causing water/moisture to enter into the units below that could cause foundation/settlement issues. The Board of Directors has approved proposed work be done by E&G Services to eliminate this problem. .

Description of Work to be performed:

- Excavate and Water seal exterior front wall between units 1621 through 1629 Ripon Place
- Excavate and Install 2 window wells with new drainage system that will daylight into existing main drain at curb/in front of Bldg. 837

Anticipated Start Date and Duration of Work:

Wednesday, April 15, 2020 @ 8:00am
3-5 days (weather permitting)

Please observe all No Parking signage

Landscape Preparation and Restoration

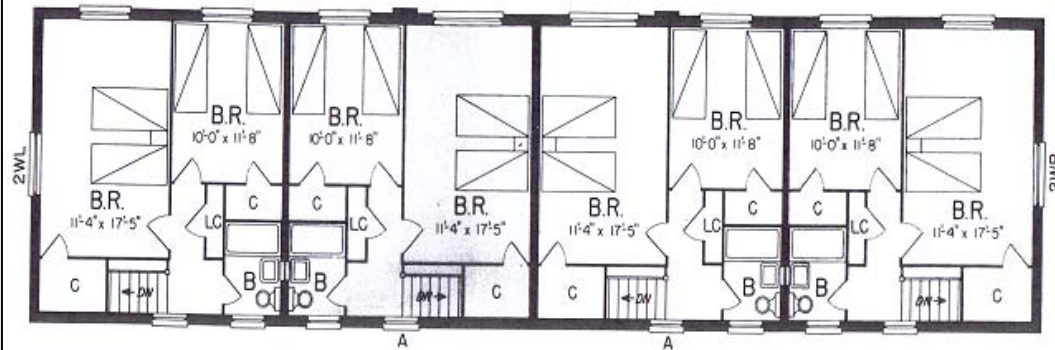
The Association is not responsible for any damage that may result to landscape plants and site improvements around your unit when it is necessary to gain access to your building to perform necessary repairs or maintenance (Administration Resolution No. 2; Sec. IV-A, 3,d). That includes, but is not limited to: resident-installed patios, decks, borders, edging, walls (stone, brick, pavers, etc.), trellis, arbors, ponds, walkways and paths; plant material around the building; plant material at the approach to the building; gardens at any location; and plant material around trees being trimmed or removed. If you have plants or other site improvements that you wish to preserve, you should take steps to provide for the removal and care of those plants prior to the start of work in the area. Parkfairfax staff may remove any site improvements and plants that are remaining at the start of work. We will attempt to preserve and replant small trees and shrubs, but cannot guarantee the survival or replacement of any plants. We will not replace annuals and perennials that are damaged as a result of necessary repairs and maintenance. We will not attempt to reinstall other site improvements. Restoration by Parkfairfax staff will include re-grading, application of mulch, and seeding of damaged turf.

For more information on this job, please call Alonzo Alexander at 703-578-3427

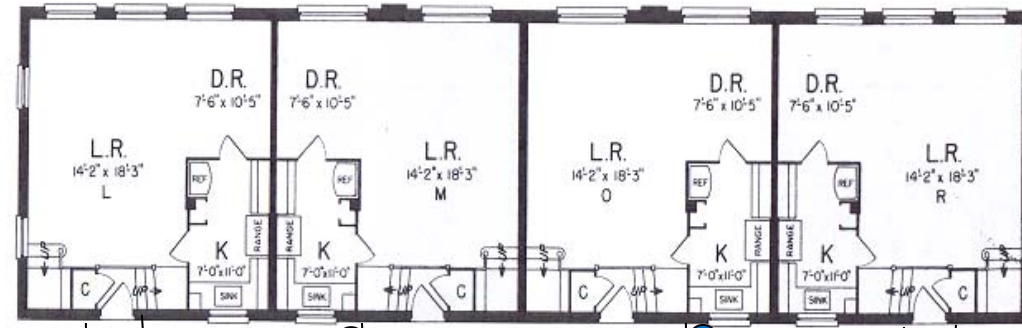
Building 835

Waterproofing and drain replacements

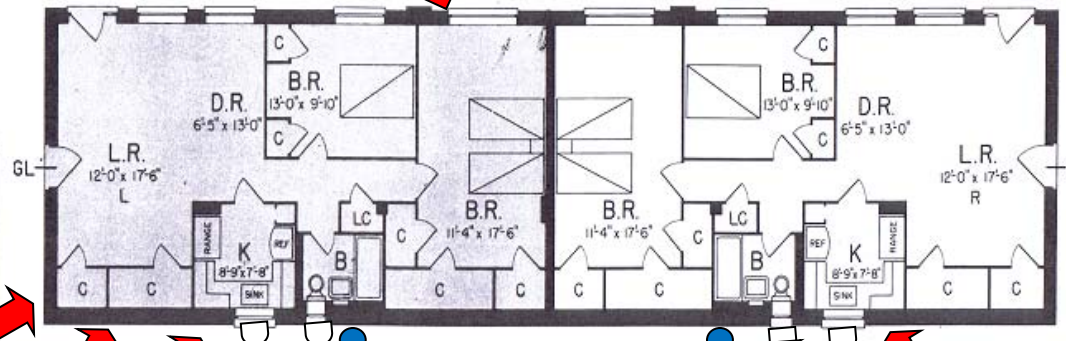
Excavate along foundation from left corner above 1629 to front, around stoop and steps to right side by 1621. 2 new drains will be installed with new lines to connect to repaired catch basin in grass area in front of 1627. These will all empty directly into existing storm sewer located in front of building 837. We will do our best to save any plant material for reuse and fully restore front areas including new sod.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GARDEN FLOOR PLAN

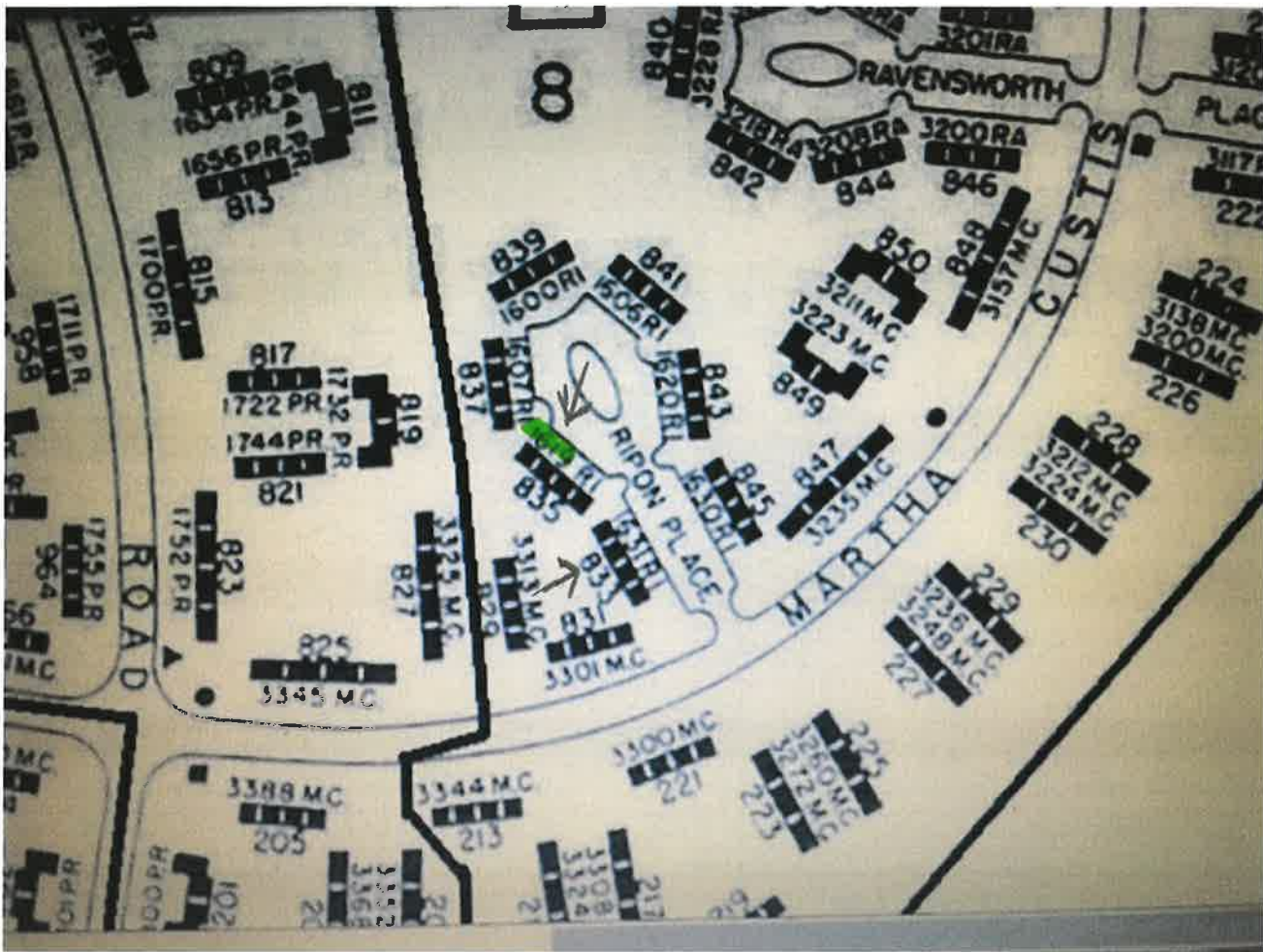
MEASUREMENTS ARE APPROXIMATE

BUILDINGS

-A,203-GL,219,515,533,536-A,702
 3,709,710,713-GR,714,723,726-A
 1-A,801-A,804,8292WR-GR,837,838
 1,842 2WL-GL,904 2WR-GR,905
 2WR-GR,940,9442WR-GR,966-A,970

- 4 1/2 ROOM APARTMENTS

7 BB



Bldg # 835

Waterproofing

Bldg # 833

Rear Patio

#1

I am presenting copies and photos of work orders submitted since the purchase of my home in June, 2018. Water damage documented on the Contingency at purchase. The warped front closet door is mentioned several times. Parkfairfax is responsible for its repair as there had been water in the crawl space.

Please note that several of the work orders remain open, although in Sept, 2019, Mr Miller pledged a 30-day completion for repairs. Only after I wrote to Scott Buchanan in February of this year were the final set of termite-damaged floors repaired. Termite treatment has never been scheduled.

In March, 2020, my neighbor presented a request to the Board for waterproofing of our Lincoln units at building #835. based on damage in both units. The Board approved the project. Specific instructions for landscape were included.

The workmen arrived Monday morning, April 27 and work began.

And workmen arrived Tuesday morning, April 28 and work stopped.

An owner wanted to save a holly bush, so Alonzo stopped the project. Several owners sent Urgent emails, but the work stopped on behalf of one owner/of six.

So Ms. Littleton, Mark Miller and Alonzo did save the holly bush, even trying to implicate me in the change of plans.

All three of them should be ashamed, the last two should be fired.

Whatever the dynamics of Ms. Littleton and Mr. Miller's relationship may be, it is powerful enough that Mr Miller brought the entire project to a halt to honor Ms Littleton's request. Questionable behavior at best, profoundly bad judgment at worst.

Proper and careful management of a neighborhood this big is essential to maintaining the investments of the owners and thus the value of the greater Community. Bank funding and market prices tank otherwise. The Board, through Management, is responsible for maintaining these units. So now My unit is compromised in value. By stopping short of completing the waterproofing, the hydrostatic pressure on the entire building has been channeled and intensified into eleven feet of the foundation wall of my unit.

I am requesting that the Board order completion of the waterproofing project to include the eleven feet of foundation wall of my unit as originally approved.

Our covenants require Soundness of Repair, this situation is an example of Why.

I would appreciate knowing the cost of the return visit and repair. Where does this extra money come from. Community money, or is it taken from pay raises or bonuses of the person who made the bad decision, who favored one resident over five others? How many other projects have been mismanaged in this way, where the Board is deceived or misled, repairs are compromised, and All of our community suffers.

Mary Flynt
1619 Ripon Place



#2

1/30/2020

Gmail - Closet Issues



Mary Flynt <maryflynt@gmail.com>

Closet Issues

2 messages

Mark Miller <mmiller@parkfairfax.info>

Tue, Mar 31, 2020 at 3:03 PM

To: Mary Flynt <maryflynt@gmail.com>

Cc: Alonzo Alexander <aalexander@parkfairfax.info>, Dana Cross <dcross@parkfairfax.info>

Good afternoon, as you were copied on the email that was received early from your neighbor, we had not had any inquiries from you regarding any mold in your front wall closets. We noted the issue by the rear door which Alonzo and I both investigated, but we were unaware that you had other issues, nor were any others entered into buildium.

Can you let us know if indeed your master bedroom front closets are having moisture issues and can we enter to inspect?

Thank you

Mark Miller, CMCA • AMS•

General Manager

Parkfairfax Condominium

mmiller@parkfairfax.info

3360 Gunston Road

Alexandria, VA 22302

Tel: (703) 998-6315, ext 101

Fax: (703) 998-8764

This was for termites
NOT water - you were
here with Alonzo & Julia
in my yard and
I invited you inside

And there are several
issues in Buildium!
See Attached - p. 4 & 5

#3

Mary Flynt <maryflynt@gmail.com>
To: Mark Miller <mmiller@parkfairfax.info>

Tue, Mar 31, 2020 at 5:13 PM

PF2 PF2 FOR NEW WORKORDER
Work Order History - 02/11/2019

Detailed Report

Lot/Unit #:	83501	Account #:	83501	1619 Ripon Place	Gwenn P. Sinnott Purcell
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W/O #	51,796	<u>Create Date</u>	06/22/2018	<u>W/O Type</u>	CAR Carpenter	<u>Authorization</u>	LS Loretta Samuels	<u>Active</u>	NO	<u>Closing Date</u>	07/24/2018
		<u>Summary :</u>	Inspect closet doors								
		<u>Phone (1) :</u>	703-931-3699	<u>Phone (2) :</u>	406-600-2854						
		<u>Detailed Description:</u>	per staff inspect closet doors in livingroom and bedroom. Wont shut and keeps sticking May be from leak in crawlspace ??? - fixed doors - Lat - closed by Guy								

W/O #	51,807	<u>Create Date</u>	06/24/2018	<u>W/O Type</u>	PNT Painting	<u>Authorization</u>	LS Loretta Samuels	<u>Active</u>	NO	<u>Closing Date</u>	07/20/2018
		<u>Summary :</u>	Scrape wall								
		<u>Phone (1) :</u>	703-931-3699	<u>Phone (2) :</u>	406-600-2854						
		<u>Special Instructions:</u>	Wed June 27								
		<u>Detailed Description:</u>	per staff steve scraped wall 6/28/18 - resident call asked to pls call 202-257-4040 before entering unit. - jib 06/28/18 - Scraped under A/C to brown coat - baseboards are rotten - Almo to repair exterior - Steve 07/02/18 - Inspected again - Floor is still 40% - Wall is 20% - will keep checking - Lamar 07/03/18 - Primed bathroom wall with oil base 07/05/18 - Applied first coat 07/11/18 - Applied all coats of plaster to bedroom 07/12/18 - Samed and painted bedroom - follow up for carpenters to repair baseboards and floor W/O# 52119 - closed b. Guy								

W/O #	52,119	<u>Create Date</u>	07/11/2018	<u>W/O Type</u>	CAR Carpenter	<u>Authorization</u>	LS Loretta Samuels	<u>Active</u>	NO	<u>Closing Date</u>	07/24/2018
		<u>Summary :</u>	Repair floor								
		<u>Phone (1) :</u>	703-931-3699	<u>Phone (2) :</u>	406-600-2854						
		<u>Special Instructions:</u>	SCH Thursday 7/12 ok to enter								
		<u>Detailed Description:</u>	pper staff repair floor and baseboard in corner in master bedroom 07/19/18 - reinstalled baseboard & floor tiles - M.Morning - closed by Guy								

→ by the AC unit?

W/O #	52,776	<u>Create Date</u>	08/07/2018	<u>W/O Type</u>	CAR Carpenter	<u>Authorization</u>	BJ Belinda Jones	<u>Active</u>	NO	<u>Closing Date</u>	10/17/2018
		<u>Summary :</u>	rotted patio door sil								
		<u>Phone (1) :</u>									
		<u>Detailed Description:</u>	Rotted patio door sil.- see pictures attached. Done on W/O# 54127								

W/O #	52,777	<u>Create Date</u>	08/07/2018	<u>W/O Type</u>	EXT Exterior	<u>Authorization</u>	BJ Belinda Jones	<u>Active</u>	NO	<u>Closing Date</u>	09/06/2018
		<u>Summary :</u>	missing brick								
		<u>Phone (1) :</u>									
		<u>Detailed Description:</u>	missing brick below bedroom window, please see pictures attached 8/29- patched sand brick behind rear center downspout...nw/pj								

#4

5

4

PF2 PF2 FOR NEW WORKORDER
Work Order History - 02/11/2019

Detailed Report

Lot/Unit #:	83501	Account #:	83501	1619 Ripon Place	Gwenn P. Sinnott Purcell	
W/O #	36,730	Create Date	W/O Type	Authorization	Active	Closing Date
		04/25/2016	LND Landscape	GA Guy Andrew	NO	05/04/2016
		Summary :	debris			
		Phone (1) :	703-931-3699	Phone (2) :	703-207-2856	
		Detailed Description:	08:40—remove the brush in between 1619 and 1617 (near the edge of the properties abutting the wooded area)			
			5/3/16 removed pile by woods JAA JW 85-830am closed by Loretta			
W/O #	46,323	Create Date	W/O Type	Authorization	Active	Closing Date
		09/05/2017	USP Unit Services Program	JJB Jennifer Jett-Bowling	NO	10/03/2017
		Summary :	Rekey mortise lock			
		Phone (1) :	703-931-3699	Phone (2) :	406-600-2854	
		Special Instructions:	Dog in unit - call 202-647-9177 to sch and provide price.			
		Detailed Description:	Mortise lock was missed places is requesting to have it rekeyed			
			10/02/17—closed for audit			
W/O #	48,204	Create Date	W/O Type	Authorization	Active	Closing Date
		12/12/2017	PST Pest Control	JJB Jennifer Jett-Bowling	NO	12/12/2017
		Summary :	reinstall bait boxes			
		Phone (1) :	703-931-3699	Phone (2) :	406-600-2854	
		Detailed Description:	12/12/17 - 851am			
			There is a rodent trap sitting in my bathroom window well; please remove it. You can see it from the front of Building 835 i between 1621 and 1623 Ripon Place.			
			12/12/17 Rebaited with Ditrail, set it beside the proch and out of site of the window well. Dwayne. CLosed by Belinda			
W/O #	51,608	Create Date	W/O Type	Authorization	Active	Closing Date
		06/14/2018	FI Facilities Inspector	BJ Belinda Jones	NO	06/20/2018
		Summary :	WATER DAMAGE			
		Phone (1) :	703-931-3699	Phone (2) :	406-600-2854	
		Special Instructions:	NO PETS OR ALARM, O TO ENTER ANYTIME LOCK BOX CODE 5239 406-600-2854			
		Detailed Description:	RAIN WATER COMES IN THROUGH THE a/c UNIT IN BACK YARD, PLEASE INVESTIGATE			
			WALL IS DAMAGED./			
			6/15/18 Damaged around a/cTuck pointing needed by downspout. Almo will be doing the tuck pointing. Follow up for painters ater exterior repairs are completed.			
			closed by Loretta			
W/O #	51,795	Create Date	W/O Type	Authorization	Active	Closing Date
		06/22/2018	PLU Plumbing	LS Loretta Samuels	NO	06/27/2018
		Summary :	Check crawspace			
		Phone (1) :	703-931-3699	Phone (2) :	406-600-2854	
		Detailed Description:	per staff Steve- check crawspace and seal openings			
			6/25/18 sealed holes in crawspace LE AF closed by Loretta			

missed missing brick

#5

→ missed missing brick

#5

10/24/2019

Gmail - Projects to be completed



Mary Flynt <maryflynt@gmail.com>

Projects to be completed

6 messages

Mary Flynt <[redacted]@gmail.com>

Fri, Oct 11, 2019 at 10:28 AM

To: Alonzo Alexander <AAlexander@parkfairfax.info>

Good Morning Alonzo,

I would appreciate your help in the completion of several projects at my condo.

- 1) replacement of parquet flooring squares from termite damage. This is left over from when I moved in.
- 2) Adjustment of interior doors, especially on laundry closet. This is also left from when I moved in.
- 3) Exterminator visit for interior traps from the recent mice
- 4) Painting of outside utility equipment
- 5) Aeration and seeding of lawn area, as we discussed in April. Mr. Miller had also mentioned that sod would be easier, but either one is fine by me.
- 6) Stoop repair. The large crack was sealed, but the edges seem to be separating again.

I am around most days and glad to adjust my schedule to meet with the repairmen.

Many thanks,
Mary Flynt

1619 Ripon Pl.
[redacted]

Alonzo Alexander <aalexander@parkfairfax.info>

Fri, Oct 11, 2019 at 3:21 PM

To: Mary Flynt <[redacted]@gmail.com>

Cc: Jennifer Jett-Bowling <jjett-bowling@parkfairfax.info>, Belinda Jones <bjones@parkfairfax.info>, Guy Andrew <gandrew@parkfairfax.info>

Hello Mary:

Please see responses below in red.



#6



Mary Flynt <maryflynt@gmail.com>

Fwd: Why is the wall not dug out on the other side of 1621's stoop?

7 messages

jhartsock0918 . <[redacted]@gmail.com> Tue, Apr 28, 2020 at 10:01 AM
 To: Celtia Rokebrand <[redacted]@gmail.com>, Mary Flynt <[redacted]@gmail.com>

FYI...

----- Forwarded message -----

From: **Mark Miller** <mmiller@parkfairfax.info>
 Date: Tue, Apr 28, 2020 at 9:37 AM
 Subject: RE: Why is the wall not dug out on the other side of 1621's stoop?
 To: jhartsock0918 . <[redacted]@gmail.com>
 Cc: Alonzo Alexander <aalexander@parkfairfax.info>, Dana Cross <dcross@parkfairfax.info>

I just spoke to Alonzo who confirmed that that the owner of 1621 has asked that we not remove the holly tree. He then spoke directly to the unit owner below in 1619 about us not removing the tree and she confirmed that she had no problems on that interior corner/closet area directly below the tree. The waterproofing will be terminated and fully sealed in that area before the tree and will not effect the rest of the front work.

A Complete Lie

Closet
 work order! June 2018

From: jhartsock0918 . <[redacted]@gmail.com>
 Sent: Tuesday, April 28, 2020 9:30 AM
 To: Mark Miller <mmiller@parkfairfax.info>
 Cc: Alonzo Alexander <aalexander@parkfairfax.info>; Dana Cross <dcross@parkfairfax.info>
 Subject: Re: Why is the wall not dug out on the other side of 1621's stoop?

Not sure I was clear in my last email, but the contractor's are saying they won't do any digging in that corner unless they are told it's ok to take the holly tree out.

#7

On Tue, Apr 28, 2020 at 9:00 AM jhartsock0918 . <[redacted]@gmail.com> wrote:

4/29/2020

Gmail Fwd: Why is the wall not dug out on the other side of 1621's stoop?

It's too close to the wall--they can't dig behind it to waterproof the wall without removing it. Someone will have to tell the unit owner that her request was considered but not possible given how close the tree is to the building. My understanding is that PKFX is not replacing shrubs/trees that close to the building bcs of how it compromises the integrity of the foundation. Perhaps the root system of this holly tree has been contributing to the ground-level unit's moisture issues?

Someone needs to come and tell the contractors that it's ok to take it out and waterproof that section of the wall.

On Tue, Apr 28, 2020 at 8:45 AM Mark Miller <mmiller@parkfairfax.info> wrote:

We are trying not to have to remove the Holley tree. This was requested by the unit owner. The work required hand digging and they should be able to fully complete the waterproofing without damaging the tree.

*1 owner out of 6
why?*

Mark Miller CMCA AMS

General Manager

Parkfairfax UOA

From: jhartsock0918 . <janna.hartsock@gmail.com>

Sent: Monday, April 27, 2020 9:36:24 PM

To: Mark Miller <mmiller@parkfairfax.info>; Alonzo Alexander

<aalexander@parkfairfax.info>; Dana Cross <dcross@parkfairfax.info>

Subject: Why is the wall not dug out on the other side of 1621's stoop?

Did the contractors not have the right equipment to remove the large holly shrub?

#8

jhartsock0918 . <janna.hartsock@gmail.com>

Tue, Apr 28, 2020 at 10:31 AM

To: Board of Directors - Mgmt <BoardofDirectors-Mgmt@parkfairfax.info>

Cc: Celtia Rokebrand <celtia.rokebrand@gmail.com>, Mary Flynt <maryflynt@gmail.com>

How is it that one unit owner out of six is preventing the completion of a waterproofing job on an entire building? Even if there is no issue currently in that particular section of wall, water can be directed towards that section of wall since every other part is now waterproofed (hydrostatic pressure).

Building 835 unit owners have lost hundreds of dollars of recent plantings in the interest of this waterproofing job being done correctly for the building's integrity. But an old holly tree, which is too close to the building per today's standards, is left in place because the unit owner asked to have it preserved? Ironically, this same unit owner had 90% humidity a few years ago when there was a roof leak in the building, but does not seem to care about the humidity issues in the unit beneath being fully remediated.

I have repeatedly experienced this over the last 6 years where the work is not done completely/correctly for one thing or another like this. What are the standards of this type of work at ParkFairfax? This decision today to leave the holly tree in place will cost ParkFairfax more in the long run. As the unit owner starts to experience moisture issues in this section of wall, the contractors will have to be called back at additional cost to remove the holly tree and waterproof this section of wall that was left this time around.

Respectfully,

Janna Hartsock-Lopez
1629 Ripon Place
[Quoted text hidden]

Mary Flynt <[redacted]@gmail.com> Tue, Apr 28, 2020 at 10:41 AM
To: Mark Miller <MMiller@parkfairfax.info>, Alonzo Alexander <AAlexander@parkfairfax.info>
Cc: Board of Directors - Mgmt <boardofdirectors-mgmt@parkfairfax.info>, Celtia Rokebrand <[redacted]@gmail.com>, "jhartsock0918 ." <[redacted]@gmail.com>

Your comments in the email below are categorically incorrect. This is a major issue for our building. Alonzo did not speak with me directly about these issues, a conversation standing in the yard, with no context as to the other residents order to stop, is not an appropriate reference.

Mary Flynt

On Apr 28, 2020, at 10:31 AM, jhartsock0918 . <[redacted]@gmail.com> wrote:

[Quoted text hidden]

#9

Scott Buchanan <buchananward4@gmail.com> Tue, Apr 28, 2020 at 10:53 AM
To: "jhartsock0918 ." <[redacted]@gmail.com>
Cc: Board of Directors - Mgmt <BoardofDirectors-Mgmt@parkfairfax.info>, Celtia Rokebrand <[redacted]@gmail.com>, Mary Flynt <[redacted]@gmail.com>

What is clear to me is that everyone here has an opinion about what they think should be done; however, the Association alone will decide what work will or will not be done.

There is no need for further discussion by email, as it is clear that is not longer constructive to getting a resolution. At our next Board meeting, we will ask Management for their opinion of what work should be done irrespective of individual owner opinions.

Then all owners in this building can clearly and succinctly express their opinion of what should or should not be done. Then the Board will either approve as is or modify the plan that management provided. Then that approved plan will be implemented. Not all may be perfectly pleased, as that is rarely the case - but it will bring this matter to finality.

Regards,
Scott

On Apr 28, 2020, at 10:31 AM, jhartsock0918 . <[REDACTED]@gmail.com> wrote:

[Quoted text hidden]

jhartsock0918 . <[REDACTED]@gmail.com>

Tue, Apr 28, 2020 at 3:16 PM

To: Scott Buchanan <buchananward4@gmail.com>

Cc: Board of Directors - Mgmt <BoardofDirectors-Mgmt@parkfairfax.info>, Celtia Rokebrand <[REDACTED]@gmail.com>, Mary Flynt <[REDACTED]@gmail.com>

I have asked Dana Cross to put me on the list for the Resident's Forum to present this issue to the board in tomorrow night's meeting. I've attached a copy of the notice the unit owners of Building 835 received on April 9th about this job, as well as pictures I took of the area in question to facilitate the board's understanding of the issue.

[Quoted text hidden]

5 attachments



Left of Crawlspace Access btwn 1621 and 1623.jpg
3346K

Left of 1621 stoop.jpg
4576K

#10

Managements Recommendations Waterproofing Building 835

1619

- Work was based on known factors.
- Unit had flooding in May of 2014 from damaged rear drain.
- In 2018 Unit 1619 had moisture issues in master bedroom and bathroom. This work was completed in early July just before Ms. Flynt closed (7/13) water damages were due to a leaking a/c sleeve in the rear. Parkfairfax made all necessary interior finish repairs including baseboard. Almo made exterior repairs to brick and a/c sleeve.
- Parkfairfax returned this year 2020 to replace termite damaged floor tiles by rear door.
- There were no additional work requests regarding moisture in this unit until recently entered task in buildium #479811 to inspect and make repairs to the rear bedroom closet.

1629

- Unit had flooding in May of 2014 from damaged rear drain.
- Unit 1629 had moisture issues in both front closet and bedroom closets
- Parkfairfax repaired front closet and waterproofed exterior corner from stoop of 1627 to return wall leading to 1629 in February of 2020.
- All exterior drains were checked and sealed based on residents' observations
- Owner also has recently entered a task to inspect rear bedroom closet and check on some bubbling paint in front coat closet.

After residents' raised new concerns about moisture, management proceeded to investigate the front of the building.

- The Association contracted with E&G to investigate and they determined that all the front drains did not outfall to any storm catch basin. This water was percolating down to the foundation level which may have caused the issues in the closets of both units. Thus, they then proceeded to excavate and hard pipe all lines and install a new drain box in the front of 1627. All now drain underground directly to the catch basin by building 837. While the trench was opened, we went forth with full waterproofing of the areas above and in front of 1627, 1625, 1623 and stopped right before the stoop to 1621, but we did continue on the other side to the corner above 1619. This work included installing new window wells and lowering the base level as they were almost level with the kitchen and bathroom window sills.
- The area adjacent to the left of the stoop of unit 1621 in the pictures you will note a large mature holly tree. Although the unit owner of 1621 did prefer that we do not disturb the tree, we also made the decision on the fact that we had no evidence that any water intrusion was occurring here in the front living room closets.

It should be noted that the Association regularly performs waterproofing throughout the site and in many locations only the affected areas are excavated. Waterproofing protocols have been handled this

way historically and we will note that even when settlement work is done, the engineers only specify that new full foundation parge coating be done in the immediate work areas.

At present both unit owners are requesting we clean/scrap/prime/repaint the front bedroom closets. We have not been able to inspect for this work due to the covid restrictions. Once the inspection process is completed, we can determine if indeed additional waterproofing (including tree removal) will be needed in the small corner area that was not done.