

# ALLSTATE WATERPROOFING COMPANY, INC.

INSURED SERVICE • Steeple Repairs • Caulking • Sand & Steam Blasting • Roofing • Brick & Stone Pointing • Painting

October 23, 2011

Newington V.A.H.  
555 Willard Avenue  
Newington, CT 06111-2631

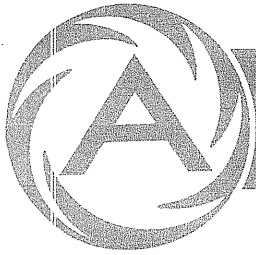
Mr. Ken Finger,

Please find below results and recommendations for leak investigation.

**SCOPE:** This inspector, James Pedrolini, did a visual interior and exterior inspection and additional water testing to help produce and locate leaks in area of concern of building 2E north and south bump outs. This inspector worked with John Day director of support services. Mr. Day had directed me to areas that had previously produced leaks. These were the fourth floor bump out windows north and south. These are the areas that were concentrated on in the investigation.

**ROOF INSPECTION TESTING:** The flat roof bump outs were water tested, the scupper was blocked and the roof was then filled with water for a 24-hour period. This produced no leaks.

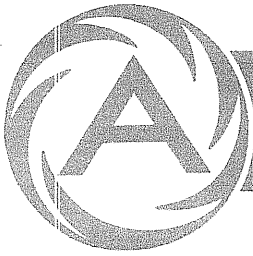
**WALL VISUALE INSPECTION:** A close-up visual inspection was done of the entire north wall bump out. With particular attention to the areas with water penetration only minor voids and hairline cracks. These were sealed for water testing purposes.



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**WALL WATER TESTING:** Water testing was done to help locate external water penetrations. This was done in such a manner to simulate heavy natural rainfall conditions as much as possible. Testing was started at the fourth floor windows above areas of internal water penetration. Each window received four hours of water testing. This was checked on the internal fourth floor windows at fifteen to twenty minute intervals with no signs of leaks. Testing was then moved to the top of the wall above the fifth floor. This was done in ten-foot sections. Several areas were observed to be leaking, slightly after only twenty minutes, and the severely by forty minutes. Testing was stopped and the wall allowed to dry, leaks continued for another forty minutes. Water testing resumed next day in an area five feet above the pre cast shelf with the same results of the previous day. A second close-up visual inspection with the only visible voids to be weep holes and lentils for testing purposes the entire row of weep holes six inches above the pre cast shelf were sealed. Water testing resumed again five feet above the pre cast shelf, again in ten-foot sections. These were checked internal at fifteen to twenty minute intervals. After three and a half hours only minor leaks were observed. This time was considerably slower than the test done prior to the sealing of weep holes.

**TESTING OBSERVATION:** Through water testing and visual inspection of roof and wall it was determined that the wall was the source of water penetration. Flat roof and fourth floor windows were ruled out through water testing. An area from the pre cast shelf and above seemed to be the source of leaks.



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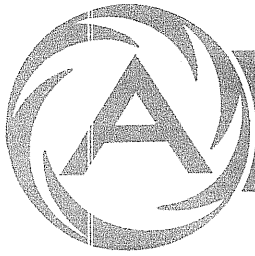
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**RECOMMENDATION FOR REPAIR:** This inspector has come up with the following recommendations for repair. Spot pointing of entire bump out wall with particular attention from the pre cast shelf and above. A breathable masonry waterproofing should be applied to entire bump out wall. All weep holes above pre cast shelf should be reinstalled or redesigned. A metal flashing should be designed and installed for the entire length of pre cast shelf. Flat roof flashing should be raised to a minimum height of eight inches. This should be done per roof manufacturers specifications.

Please feel free to contact me with any questions or concerns regarding these inspection results.

Sincerely,

James Pedrolini, President  
Allstate Waterproofing Co Inc



## ALLSTATE WATERPROOFING COMPANY, INC.

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October 25, 2011

Newington V.A.H.  
555 Willard Avenue  
Newington, CT 06111-2631

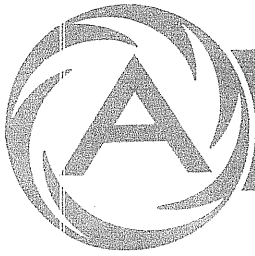
Mr. Ken Finger,

Please find below results and recommendations for leak investigation.

**SCOPE:** This inspector, James Pedrolini of Allstate Waterproofing, performed an internal external inspection of water penetration on building 1 South East bump out, fourth floor.

**ROOF:** A visual inspection of the flat roof and flashing was done. The overall condition of roof appeared well with no signs of seem separation or blistering. An internal inspection of the fifth floor ceilings, walls, and windows reviled no signs of leaking.

**WALLS:** A visual inspection of the copper and stainless steel flashing, windows, and cement board was performed. The upper cement board below the roof flashing had open seams and rubber patches. The copper and stainless steel flashing shelf between the fourth and fifth floors had open seams, small penetrations, and areas of previous repairs. A fourth floor internal inspection was done with signs of leaking through ceiling tiles and staining of walls. Some of the stains had tar from possible prior repairs. The leaks stains corresponded with open seems, previous repairs and copper and stainless and steel flashing shelf.



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**RECOMMENDATIONS:** The copper and stainless steel shelf flashing in between the fourth and fifth floor shelf flashing on all three sides should be replaced entirely with new red copper only. The upper cement board should have the rubber patches removed and seams repaired and then entire cement board should be refinished.

Please feel free to contact me with any questions or concerns regarding these inspection results.

Sincerely,

James Pedrolini, President  
Allstate Waterproofing Co Inc.