

The quick update is that we are doing what we can to make the 08 units as waterproof as possible, prior to the impending tropical storm, however, it is almost certain that there will still be additional water intrusion into these units, particularly over the next two days, and until our work is 100% completed. Please note that we are in NO way whatsoever liable for these leaks, nor are we responsible for any interior damages caused by these leaks. The problems being fixed are decades in the making, and to make matters worse, they're all coming due at the same time, creating a perfect storm of everything needing to be addressed simultaneously. These are unfortunately the conditions we inherited when we started what was ostensibly a standard repaint job. Part of this lengthy remediation process will expose units to higher risk of leaks, but I must stress again that any water entering units during the work isn't due to negligence on our part.

Please remember that we are basically replacing every element of the building's exterior envelope. There are complete failures of multiple elements, all needing to be addressed at the same time, and each element ties into the other elements. At certain times there will be vulnerabilities when leaking can occur. It's unavoidable. All we can do is minimize the risk period. For instance, we are currently replacing the window perimeter sealants on the 08 units, and as I mentioned the other day during our onsite meeting, we are only removing as much as can be replaced the same day. This does NOT, however, mean the units can't still leak. It only means that the window perimeters won't leak, and while they are often a major source of water intrusion, they aren't the ONLY source, particularly on this building. For example, and this is just one example, the caulking being replaced sits right next to what is now exposed bare stucco. If there are any hairline stucco cracks, or if the stucco gets saturated enough, water can still get in, even though the perimeter sealant was just replaced. We cannot do everything at once.

Regarding the elevator tower, there will absolutely be more leaking. We did our best to plug up the open holes, but there is still extensive surface preparation needed before we can start applying new stucco. There is no way around this. After chiseling off all of the dis-bonded stucco (which can take days), we then need to grind and clean the substrate, and we also need to shave down the edges of the remaining tight stucco to allow for the new stucco to be able to flow into the existing stucco. We also need to apply a bonding agent prior to application of any new stucco. On these elevator drops, there's no effective way remove and replace the stucco as we go, on a section by section basis, without adding significantly more expense to the job. Additionally, even if you were willing to pay the additional costs, it's not a good idea to be jack-hammering on bad stucco that's right next to a section that was just replaced and is still curing.

In addition to failing perimeter sealants, here's a recap of the other failures that can cause water intrusion:

Exterior Coatings – This is as big a problem as the perimeter sealants, and in an ancillary way more of a contributing factor to the current water intrusion. We are needing to remove almost all of the existing coatings, which exposes the stucco walls to potential water penetration. Furthermore, removal of the existing coatings exposes underlying cracks in the stucco, another source of water penetration. We also encounter delaminating stucco, which causes even greater exposure during the repair process. The coatings also tie into the perimeter sealants, so once the bad coatings are removed, the bad perimeter sealants are now completely exposed (not only that, but the coatings removal process removes some of the outer layers of sealant, because of how they're tied into each other). In summation, the process dictates that the protective walls coatings are the FIRST failing element to be removed, but the LAST element to be reinstalled.

Stucco & Concrete Damages – There are areas of delaminating stucco that must be removed & replaced. Underlying the bad stucco, there is often bad concrete or bad block. I've already explained much of this above, as relates to the elevator tower, but we've encountered other areas of this elsewhere, just on a much smaller scale. There are also numerous failing window sills, which must be replaced (also a time consuming process, and also a water intrusion vulnerability until completed). We must build a form to pour the new portion of sill being replaced. We must then allow it to cure before we can seal it, paint it, or caulk it.

Window Glazing – Everyone is already aware that many of the windows on this building are originals that have never been replaced, and that they're already on borrowed time. On a related note, I've also seen older replacement windows that could possibly have issues (I can elaborate another time). Please note, that our glazing of original windows isn't a cure all solution. First of all, many of these window don't seat properly, so standard silicone glazing won't do anything to solve that problem. Also, glazing these older windows is only a "Band-Aid". I've seen plenty of instances where the Band-Aid functions for years, but I must stress that original windows should be replaced.

I would also like to point out that it's possible that some of the west facing units (01's, 02's, 03's & 04's) could have leaks during the tropical storm, if there are sustained wind-driven rains hitting the west face of the building). The building envelope on this side is now completed and water-tight, but occasionally the windows can leak, even though they don't normally leak. Window systems are designed to shed water in various ways, such as through weep holes, but often during prolonged heavy tropical events, the systems can get overwhelmed, and water will migrate into places gravity normally won't allow. I would put out the word to unit owners that they should pay attention. And obviously, the units we haven't worked on yet (05's, 06's & 07's) will likely see some leaking.

The very short synopsis to all of what was just outlined above is this; The existing coatings (multiple layers, applied over decades, and which must now be completely removed), were basically hiding a multitude of underlying problems, all of which need to be addressed and take time to do so. More importantly, is that the existing coatings being removed, did in fact provide a protective layer that helped keep the failing under-elements from leaking at a greater rate. It's a bit of an irony that the massively failing coatings are also providing a layer of protection. Until we can fix ALL of the underlying problems AND apply a new coatings system, the building will be vulnerable. Unfortunately, there aren't any practical alternatives to the way things are being done. We cannot be help responsible for these conditions, or the leaks caused as a result of them.