

FIELD REPORT

Report No.	2	Date of Report	June 29, 2022
Project	284-286 20th Street	Date of Visit	June 8, 2022
Project Address	284-286 20th Street Brooklyn, NY 11215	Time of Visit	9:30 AM - 10:45 AM
Project Scope	Façade Repair Program		
Prepared for	Nicholas Murphy – Goldin Choice Management		
Copy	Distribute as required.		
Prepared by	Amir Chouhan	Weather	Sunny
Checked by	Walter Martinez	Temp. Range	65-70 degrees F.

Present During Visit

Douglas Gornick - Commercial Building Restoration (CBR)
Richie Nawaz - Commercial Building Restoration (CBR)
Amir Chouhan - WLM

Work in Progress

No work was in progress at this time.

Work Observed

The purpose of this visit was to meet with *CBR* and to review probes of the facade. Inspections were performed via articulated telescopic boom lift. *WLM* was not present when the probes were opened.

Progress Photos

See photo(s) below of general views during this site visit.



IMAGE 0.1: STREET VIEW FROM 20TH STREET



IMAGE 0.2: ALTERNATE VIEW FROM 20TH STREET

Observations

1. Inspection of Three (3) Probe Locations

Trade: Façade Repairs
Location: 20th Street elevation
Sub-Contractor: Commercial Building Restoration (CBR)

WLM inspected three (3) probe locations, namely probe locations #1, #2 and #4, performed by CBR located on the North (20th Street) elevation. These probe locations are based on the need to uncover and review underlying waterproofing as described in *WLM Water Leakage Assessment Report 2* dated June 21st, 2021. The following are the results of each probe:

Probe #1: Corrugated metal panels at the spandrel area were removed at the top floor of 284 20th Street, North elevation. CBR advised that no fasteners were anchoring the actual panel but that L-channels or J-channels fastened at the top and bottom were the only pieces holding the panel in place. This condition is potentially hazardous to pedestrians and must be addressed immediately. The probe revealed that the waterproofing is missing behind the corrugated metal panel. This may explain why leaks have been associated with this particular location. As a result of the missing waterproofing, the internal structural steel supporting the façade was heavily delaminated and corroded. Pieces of the steel could easily be removed by hand. This is a direct result of exposure to moisture which caused it to rust and over time it corroded the steel. The level of corrosion observed may also be contributing to a hazardous condition. It was also revealed that the windows were missing primary sealant at the head & sill. Instead, the construction relies on the caulk joints of the metal spandrel panels as a primary means of protection. This also may explain why leaks have been associated with this particular location.

Probe #2: Metal panel spandrel panels were removed at the 2nd floor slab on the North elevation on 286 20th Street. CBR advised that no fasteners were anchoring the actual panel and that only caulking was holding the panel in place. This condition is potentially hazardous to pedestrians and must be addressed immediately. Probe #2 revealed the use of what appeared to be an air barrier. It was also observed that the brick masonry did not include any waterproofing end dams or any provisions for draining rain water. Railing fastener penetrations into the adjacent construction were unsealed. Some railing fasteners were not anchored into structure. Similar to probe #1, these conditions are likely the cause of the water leakage conditions observed on the interior and must be addressed immediately.

Probe #4: This location was similar to probe #2; however, the structural steel was visibly corroded similar to probe #1. The exterior sheathing was observed to be anchored to thin pieces of thin gauge metal straps rather than to structural metal studs. This condition and the poor construction practices observed are potentially hazardous to pedestrians and must be addressed immediately. See description of probe #1 above.

Since waterproofing was completely missing, it was decided to install a temporary layer of waterproofing membrane at the probe locations in order to mitigate further deterioration of the building construction. CBR advised that matching metal panels will be installed to cover the probe areas. WLM did not witness this installation. See photos below.

Information or Action Required: Missing window sealant and waterproofing must be installed in order to protect the building construction. Structural Engineer to review condition of existing corroded steel at façade and advise on remedial action. Structural Engineer to review railing anchorage to verify code compliance.



IMAGE 1.1: PROBE #1 – GENERAL VIEW



IMAGE 1.2: PROBE #1 – CLOSE UP



IMAGE 1.3: PROBE #1 – CLOSE UP



IMAGE 1.4: MISSING WINDOW SEALANT



IMAGE 1.5: CORRODED STEEL



IMAGE 1.6: CORRODED STEEL



IMAGE 1.7: PROBE #2 OVERVIEW



IMAGE 1.8: PROBE 2 – AIR BARRIER WITH CUT OUTS



IMAGE 1.9: PROBE 2 GENERAL VIEW



IMAGE 1.10: PROBE 2 ALTERNATE VIEW



IMAGE 1.11: PROBE 2 – MISSING WINDOW SEALANT



IMAGE 1.12: RAILINGS ANCHORED TO SHEATHING



IMAGE 1.14: PROBE #4 OVERVIEW



IMAGE 1.15: METAL STRAPS USED TO ANCHOR SHEATHING



IMAGE 1.16: MISSING WINDOW SEALANT



IMAGE 1.17: DELAMINATING STEEL @ PROBE #4