

Monday, July 8, 2013

Jim and Dana Smith
Quail Meadows Drive
Carmel, California 93923

RE: Residential Construction Consulting Services
Quail Meadows Drive, Carmel, California
MFC Disclosure of Repairs to Water Damages

Dear Mr. and Ms. Smith:

Myles F. Corcoran Construction Consulting, Inc. ("MFC") specializes in waterproofing issues and is a regarded expert in this field. We were asked initially to investigate the sources of water intrusion, assess water damages, and evaluate the structural integrity in the area of the stone paved deck located on the upper level of the residence. We were then asked to design and scope the fix, and to perform site inspections and quality control during the course of repair construction.

This report comprises the disclosure of those repairs.

Summary:

MFC's inspections at the deck system determined that there were leak issues with the installation of the waterproofing membrane, flashing system, stucco system throughout.

The combined issues contributed to the serious resultant damages to the plywood substrate, to the structural framing underneath the flat roof deck, and adjacent to the Nana door as well as to the stucco and glass walls surrounding the front portion of the stone paved deck.

All damages were removed and the structure was completely repaired and tested. MFC required post-repair tests of key assemblies to verify the integrity of their corrected weatherproofing. All tested assemblies met MFC's requirements.

MFC observed and accepted all major repair elements at the time they were completed. MFC did not watch the work being performed nor observe those components continually.

General:

The roof deck over wood-framed living space that suffered damages and underwent repairs is approximately 1716 square feet. The second story walls that face onto the stone deck contain numerous windows and glass doors, including a 16-foot wide Nana door glass wall system. The stone tile system over wood frame is contiguous with the stone tile over concrete slab that surrounds the remaining elevations of this home at the upper level. The stone deck is surrounded by stucco rail walls. Stucco also covers portions of the lower level of the home. All of this stucco had to be replaced in order to access damaged wood framing beneath it.

The Repairs:

A major repair was performed to remove the water-damaged assemblies and to correct the waterproofing deficiencies at the roof deck over wood-framed living space. A new waterproofing system was installed, assuring that all flashings on doors and windows were proper and waterproofed and that stucco systems were sound and free of penetrations which would permit water intrusion. The work spanned from October 2011 to completion in May 2012. MFC inspected on numerous occasions during the repair to provide quality control and design consulting. The repair included:

1. Replacement of all limestone pavers.
2. Replacement of all deck perimeter flashing and door pans off the deck.
3. Removal and reinstallation of all windows and doors facing the deck.
4. Replacement of all deck sheathing directly under the waterproofing.
5. Replacement of deck waterproofing.
6. Replacement of all the wood-framed railings covered in stucco.
7. Replacement of a structural post and beam which had been damaged.
8. Replacement of portions of the wall/ceiling finishes to assist the repairs, at the lower and upper levels of the house.
9. Removal and reinstallation of all lighting in repaired areas.

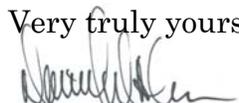
The work described above was done by Construction Company, Inc., the general contractor hired by you.

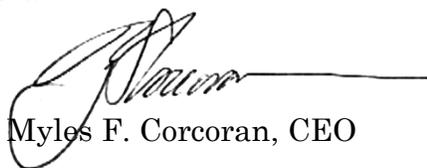
If you have any questions or comments regarding the content of this report, please do not hesitate to contact us.

Limitations and Assumptions to the Report

This report is not to be construed as a guarantee or warranty. We are not responsible for acts of omissions of the client nor of third parties not under our direct control. The scope of this report is expressly limited to the components described herein.

Very truly yours,


Daniel D. Alcocer
Inspector/Consultant I


Myles F. Corcoran, CEO