

BCB – Sullivan’s Residence, 620 Admiralty Parade, Port Royal Naples, Florida

UNIT VV – SECOND FLOOR, SOUTH REAR ELEVATION



EXTERIOR OBSERVATION

- Sides and top nail fin fastened with screws and ext. nail fin covered with Pink Joint & Seam Seal (Prosoco Product).



- Bottom Nail fin not screwed to buck via Loewen pre-drilled holes.



- Back of nail fin (underneath) had red/pink water proofing (Prosoco) including bottom nail fin.

- No sealant was applied to the back of the nail fins.



REMOVAL OF WINDOW

- Bucks with red waterproofing applied (Prosoco).



- Spots on pressure treated buck shows through to bare wood – Prosoco not uniformly and adequately applied.



- White Caulking applied to perimeter of interior Window, all 4 sides.

- No rot found on perimeter of frame.



WINDOW INSTALL

- Red Prosoco applied to entire perimeter bucking and sill before install.
- Pink Prosoco applied to face, (under nail fin), of buck entire perimeter.
- Nail fin screwed to buck, (all holes screwed including bottom nail fin).
- Red Prosoco applied over nail fin and overlapping onto exterior sill and block returns.
- Laser used to install window plumb and level.
- Window passed water testing.

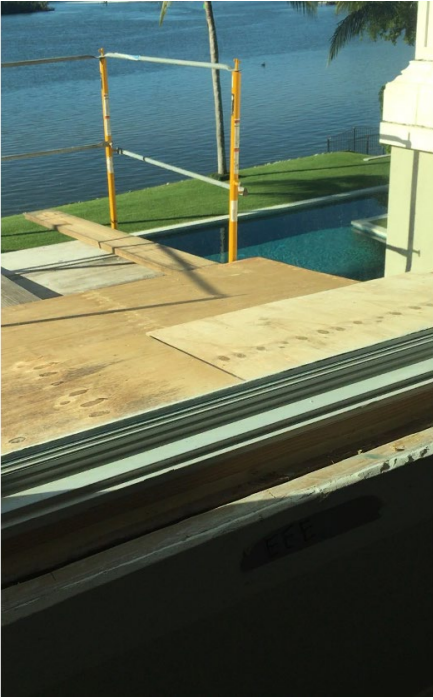
OBSERVATION AT LOEWEN FACILITY

- Previous inspection with BCB in September 2020 - BCB probing method concluded that VV had signs of rot. This unit has no evidence of rot. VV had spacers that showed blackening. Some screws were rusted.
- Cause – bottom nail fin was not secured, and no sealant was applied.

No frame rot or sash rot on these units.



UNIT EEE – SECOND FLOOR - NORTH FRONT ELEVATION



EXTERIOR OSBERVATION

- Sides and top nail fin fastened with Screws and ext. nail fin covered with Pink Joint & Seam Seal (Prosoco Product).



- Bottom nail fin not screwed to buck via Loewen pre-drilled holes.



- Back of nail fin had red/pink waterproofing (Prosoco) including bottom nail fin – No sealant was applied to the back of the nail fins.
- Only sealant was waterproofing on the bucks. (Red Fast Flash Prosoco).



REMOVAL OF WINDOW

- Spots on pressure treated buck shows through to bare wood – Prosoco not uniformly and adequately applied.



- White Caulking applied to perimeter of interior window, all 4 sides.
- No rot found on perimeter of frame.
- No rot found on sash of operable units.
- Two jamb screws at head/sill/sash. Removal of stops to remove screws, to remove window.

WINDOW INSTALL

- Red Prosoco applied to entire perimeter bucking and sill before install.
- Pink Prosoco applied to face, (under nail fin), of buck entire perimeter.
- Nail fin screwed to buck, (all holes screwed including bottom nail fin).
- Red Prosoco applied over nail fin and overlapping onto exterior sill and block returns.
- Laser used to install window plumb and level.
- Window passed water testing.

OBSERVATION AT LOEWEN FACILITY:

- Middle fixed unit – shows signs of water infiltration.
- The fixed unit was reglazed by Engler in July, 2019 due to seal failure.
- The glass on this unit was replaced and reglazed only.

- Water infiltration. Cause of tape separation unknown. This would have been detected through regular inspections.



- Lack of gutters above window contributing to flow of water to windows during inclement weather.



UNIT NNN,000,PPP – FIRST FLOOR – NORTH FRONT ELEVATION



EXTERIOR OBSERVATION

- No drip cap over mulls.



- Three top windows - entire nail fin screwed completely around perimeter.
- Bottom nail fin not screwed to buck via Loewen pre-drilled holes.



- Pink Joint & Seam Seal waterproofing covering nail fin on top three windows.
- Pink Joint & Seam Seal waterproofing covering nail fin on bottom three sides of window only.
- Pink Joint & Seam Seal waterproofing not complete on bottom nail fin of bottom windows, nail fin not attached.



- Lack of gutters above window contributing to flow of water to windows during inclement weather. Positioning and angle of Awning over door directs all water flow during inclement weather directly in line with the center unit of the grouping.



REMOVAL OF BOTTOM WINDOWS

- No full sill pan as per Loewen and Florida code install instructions.
- No evidence of silicone or sealant over screws that run directly through the unit into concrete.



- In lieu of a full sill pan between the window unit and the concrete, a narrow 1" copper strip was discovered positioned towards the interior side of the unit – not in compliance with Loewen install instructions



- Sill secured by 2 large screws through jamb into concrete, no buck. No silicone on screws into jamb or concrete (porous).

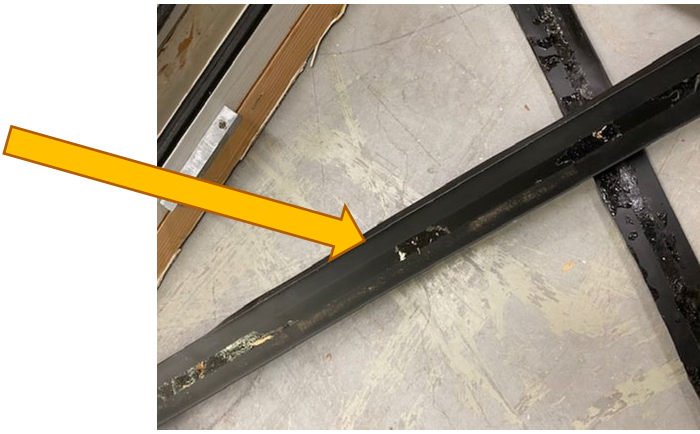


- Spots on concrete (no buck) shows through to bare concrete – Prosoco not uniformly and adequately applied.

OBSERVATIONS AT LOEWEN FACILITY:

- No Weather stripping on the bottom sash of NNN/OOO/PPP.
- OOO/PPP – no spacer blocks present.
- OOO was installed upside down.

- Jamb liners for service procedure on OOO/PPP was not sealed with sealant (both sides of tape).



- NNN was not replaced with a new sash as provided by Loewen on service order. Old sash was reinstalled per BCB document from June 26, 2020.



- NNN did not have jamb liners as part of Loewen Service procedure.
- Gaps at mull covers on OOO/PPP are separated and not sealed (these units were mullled on site). All mulls were not sealed.

- No sealant behind nail fins (NNN,OOO,PPP).



REMOVAL OF TOP WINDOWS ON SITE

- Two exterior windows showed no rot. Middle window (OOO) had mildew under bottom stop (awning).
- Far right window removal difficult due to position of awning, installation of new unit had similar challenges.
- Sill secured with 2 screws under the sash stop through the sill into the top of the horizontal aluminum mull, head secured with 2 screws under the sash stop into the top wood buck.

ALUMINUM TUBE MULL

- Vertical tube mulls with 2X applied for bucking.
- Horizontal tube mulls - no bucking. Horizontal tube mulls show red waterproofing on ends only, middle bare.



- Middle buck shows signs of water infiltration on sides.



- Middle tube leaking water from inside tube. CFP used an air compressor to dry interior of tube.
- Lack of waterproofing or sealant on horizontal tube allowed water to follow the screws in the horizontal tube filling it with water.
- No shims, no sealant or Prosoco on horizontal mull.

WINDOW INSTALLATION

- All screw holes on the top and bottom sides of the horizontal tube mulls were sealed with Pink Joint & Seam Seal (Prosoco Product).
- Red Prosoco applied to entire perimeter bucking and sill before install. Also, waterproofed all vertical and horizontal aluminum tubes with Red Fast Flash (Prosoco Product).

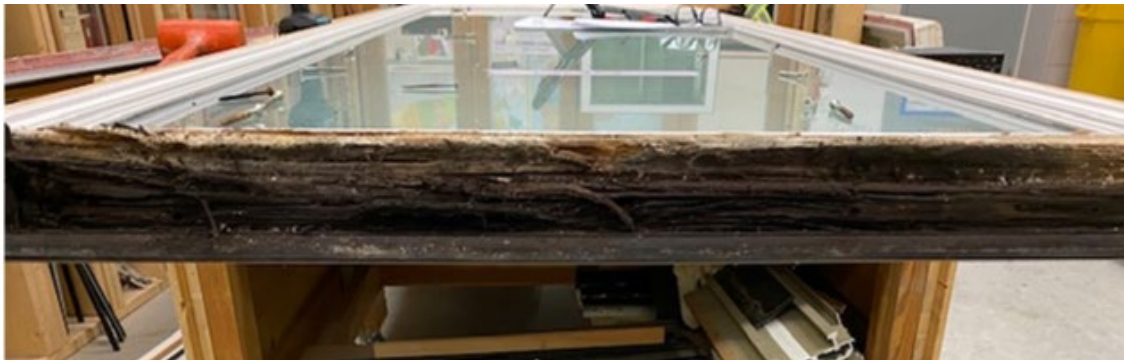
- Pink Prosoco applied to face, (under nail fin), of buck entire perimeter.
- Nail fin screwed to buck, (all holes screwed including bottom nail fin tapcon to concrete).
- Red Prosoco applied over nail fin and overlapping onto exterior sill and block return.
- Laser used to install window is plumb and level.
- Window passed water testing.

OBSERVATIONS AT LOEWEN FACILITY:

- Outside (NNN and PPP units) showed no evidence of rot.



- Middle (OOO) showing signs of water intrusion at sash and frame.



- Deterioration of the bottom of window sash due to previously noted deficiencies in sealant and installation procedures, enabling penetration of water. Water exposure exacerbated by placement of the Awning over the door adjacent to unit, as noted above.

