

# **MSA** MOORE & SPENCE ARCHITECTS, P.A.

## **ARCHITECT'S FIELD REPORT**

**PROJECT NUMBER:** 00015  
**PROJECT NAME:** Sanibel Harbour Tower South  
**FIELD REPORT NUMBER:** 00015-1  
**DATE:** September 13, 2000 **TIME:** 11:00 am  
**WEATHER CONDITIONS:** Clear **TEMPERATURE:** Low to Mid 90's  
**PRESENT AT SITE:** Garry Nees, Harbour Community Services, Inc.  
Bob Droud, B&D Plastering & Drywall, Inc. / Phone 489-3343  
Frank Woodward, B&D Plastering & Drywall, Inc.  
John R. Spence, Moore & Spence Architects, P.A.

### **GENERAL ISSUES:**

1. The purpose of this site visit is to evaluate the existing conditions and potential renovation issues / concerns to be expected as well as the potential hidden deterioration. Sanibel Harbour, along with Garry Nees, has isolated unit #136 as our test case / "Sample Room".
2. The rental unit was blocked for evaluation purposes for 4 days. The 4 day period started on Monday and Wednesday is the 3<sup>rd</sup> day. Garry's question is how quickly can the work be mobilized, create the fix, finish it, and make it available to the rental department?
3. Above and beyond the obvious removal and replacement of the deteriorated materials, we also have mold and mildew residue on some of the better interior sections of the gypsum board. While it is open, can we find a product to spray, seal, encapsulate and possibly kill the mold and mildew?
4. It needs to be decided what the renovation action is to be taken. Review with Spec Tech and find out how quickly they can mobilize and finish the "Sample Room" renovation. We need to coordinate with Garry Nees so that he can go back to the rental agents and tell them what extended time limit will be required to hold the room out of the rental program.
5. One of Garry's concerns regarding the window package was that it appears that we have a window and a framed package of receptors and through sill flashing but Brian Buckner of SealCraft told him to expect a third separate package from a different location. We need to call Brian and see if we are to expect another package.

### **INTERIOR OBSERVATIONS:**

1. Preliminary removal of the interior wall board and exposure of the framing systems around the windows has already occurred.
2. All of the metal lathe that was uncovered is black (bare) lathe without any galvanized or zinc coating.
3. All of the vertical studs are actually channel studs and not true studs with turn back edges.
4. We see in pulling the interior gypsum board off of the interior face of the stud framing that there is moisture on the board below the window system down 18" and out 6"-8" on each side of the window.
5. The metal vertical studs and horizontal channels show very little signs of deterioration. There is some surface rust at the horizontal sill stud just below the window, but it is mainly surface and can be brushed off and recoated.
6. The interior face of the exterior gypsum board directly behind the vertical fins and 6" – 8" either side of the vertical fin shows signs of wet mold.
7. Another issue regarding the evaluation of the exterior wall is that the power is stubbed up through conduit from the slab below and there is not any evidence of deterioration. The conduit, box, plate and receptacle faces are all in good condition. The electrical aspect appears not to be an issue.

### **EXTERIOR OBSERVATIONS:**

1. They are currently removing stucco from the vertical fins.
2. The initial investigation still shows that water has got into the fins, deteriorated the wire mesh exterior gypsum board and metal framing. Water did not wick out past the fins to the exterior to any significant degree. The lathe immediately behind the fin is rusted and deteriorated.
3. Testing of the wall system out away from the window 12"-16" shows that there is not any significant deterioration of mesh and the system looks to be intact.
4. B&D has provided us with select samples of conditions that they have experienced in their research.
5. The exterior vertical metal channel that supports the outer most face of the fin is completely rusted out. Bob was able to punch a hole through it with a hammer. It is not just surface rust, but it is rusted all of the way through.

6. All of the components of the fins themselves show signs of complete deterioration, including the metal lathe, exterior gypsum board and the metal stud frame work.
7. A section of the stucco sill between two windows has been removed. The findings show water has been seeping in behind the stucco sill underneath the vapor barrier. The corner bead is completely rusted out and the exterior face of the sill stud completely rusted out and will need to be replaced. It is evident that over the years the build-up of water proof coatings on the sill has created approximately 1/2" wide by 3/16" deep reveal for water to sit. Our assumption is that with each rain, it is filled and the water goes down into the sill. There is plenty of evidence to support the deterioration of the sill and the metal sill channel on the exterior side.
8. When the bottom end of the fin was removed for evaluation, it was apparent that it has been full of water. We see and feel evidence of water sitting inside of the fin. We see signs of deterioration of the mesh of the exterior gypsum of the metal framing. Up higher, B&D cut a section of the fin out. It showed total deterioration inside of the fin and evidence of water deterioration out several inches to each side of the fin, but not what was originally assumed to be at +/- 24".

SIGNED:

John R. Spence, Architect