

Dutchman's Pipe Cove Roofing Maintenance

Roofing Issues: Over the past few years, a number of owners have experienced leaks in their townhome (the kitchen or sunroom ceilings and walls) during periods of heavy rain and blowing wind. After each such rain event, the Association has sent out the roofing company to inspect the roofs and make any needed repairs. The last rain event that caused these types of leaks was in November 2009. None of those roofs have experienced any leaks in these areas since November and we've had numerous rain events during this time period.

At that time, the Association asked two roofing companies to conduct a detailed inspection to evaluate each roof and submit a proposal outlining the problems, detailing the repairs, and the cost for each roof. After reviewing the proposals, the Board contracted with All American Roofing to make the minor repairs to all roofs. That work has been recently completed.

In our dealings with All American Roofing, we started looking at the brick veneer above the roof line as the potential "problem area" because we could not find any problems on the roofs which would allow the amount of water we were seeing when the units had leaks during blowing rains. The Association hired an engineering firm, Residential Engineering Services, to evaluate the roofs and the buildings to determine the exact problem, source of entry, and the required solution. After the firm conducted their inspection, the engineer, Brooke Carpenter determined that the rain water is in fact penetrating the brick veneer above the roof line and traveling down the inside of the exterior wall along the house wrap into the attic space or the ceiling in the breakfast area or sunroom.

One of the Board members, who has experienced these leaks over the years, submitted a claim with the company that provided the original ten (10) year structural warranty when the townhomes were built and sold by Gary Jobe. This claim was denied, on two separate occasions, because it did not fall within their parameters and was not considered as a structural defect.

Upon receipt of this information, the Board contacted Gary Wolf, the Association's attorney, to determine who would be responsible for these repairs. Attached is Gary's letter in which he states the Board should advise the Unit Owners that the Association is not responsible for the repair of this defect.

That is the purpose of this letter to advise all owners that the Association will NOT be responsible for these types of roof leaks in the future and it will be the responsibility of each individual owner to address this issue as outlined in Wolf's opinion letter.

In Brooke Carpenter's letter, he outlines two possible methods to correct this issue: (1) to

waterproof the exterior of the brick veneer or (2) remove a section of the brick veneer and pursue a permanent solution as outlined in his drawings. Implementing either of these methods will be at the individual owner's expense and must receive prior written approval from the Association before the work starts. The reason that architectural approval is required from the Association is to make sure the work will be done properly, the correct products are being used, make sure proper safeguards are implemented to prevent damage to the buildings or roofs, and to keep a permanent record of such repairs.

We have attached the following for your review and reference: (1) letter from Gary Wolf, (2) Letter from Residential Engineering Services with attachments – S1 & S2. One recommendation that we have received on a company to waterproof the exterior of the brick veneer is Harrell's Waterproofing. The contact information for Harrells is Greg Harrell at 643-6969. I have worked with Greg on other waterproofing issues but not this specific type of application. A contractor who has performed the permanent repairs is David Millsaps of DLM Builders at 275-9457. He was recommended by the engineer.

The Board has established this policy that the individual owner will be responsible for these repairs on the advice of legal counsel and in order to be fair and equitable to all members of the Association.



Gary R. Wolf, Esq.

Email: gwolf@sparrowwolf.com

April 2, 2010

Mr. Scott Lambeth
Lambeth Management & Realty, Inc.
P.O. Box 8071
Greensboro, NC 27419

Re: Dutchman's Pipe – Water intrusion in rear of various units

Dear Scott:

You have asked for my opinion regarding the Association's responsibility and response to the water leaks incurred by several units. I have reviewed the inspection report prepared by Residential Engineering Services, P.A. in regards to Unit 28 at 2808 Dutchman's Pipe. I have also reviewed the Association's Declaration (Book 4942, Page 1847) and its Maintenance Responsibilities List, dated September 1, 2003.

The Inspection Report clearly identifies this as a design defect in which there are no flashing or weeps installed on the rear wall to direct water out onto the roof of the sun room. The Association is only responsible for maintaining exterior surfaces pursuant to Article V, Section 1 of the Declaration. Masonry veneer walls are intended to have moisture penetrate the wall during heavy rains. The flashings and weep holes located at the bottom of the masonry walls collect this moisture and allow it to escape the interior space between the rear of the masonry and the sheathing and vapor barrier (house wrap). Accordingly, the Board should advise the Unit Owner that the Association is not responsible for the repair of this defect. If the Unit Owner is within six years from their date of purchase and the first leak occurred no more than three years ago, the Unit owner should contact the Builder.

Should you or the Board have any further questions in connection with this issue, please contact me.

With kind regards, I am

Very truly yours,

SPARROW WOLF & DENNIS, P.A.


Gary R. Wolf

Lambeth Management & Realty, Inc.
Attn: Scott Lambeth
PO Box 8071
Greensboro, North Carolina 27419

February 17, 2010

Dear Mr. Lambeth,

The purpose of this letter is to address our inspection of the roof leak concerns on the rear of the Unit 28 at 2808 Dutchman's Pipe in Greensboro, North Carolina. The inspector from our company visited the jobsite on December 1st, 2009 to inspect, photograph, and measure the area of concern.



Water has been entering the ceiling of 1st floor to the rear of the kitchen.



It is my opinion that the water entering the ceiling below is passing through the brick veneer and traveling down the house wrap into the attic space (see enclosed sketches). This may be alleviated by either preventing the water from penetrating the brick or channeling it to the roof below before it enters the space over the ceiling.





There are products available which coat the exterior of the brick veneer to prevent water penetration, but these are only as good as the applicator and must be reapplied periodically (every 4-5 years).

I recommend that a lower section of the brick veneer be removed and a more permanent solution be implemented. This method is outlined on the two enclosed sketch pages.

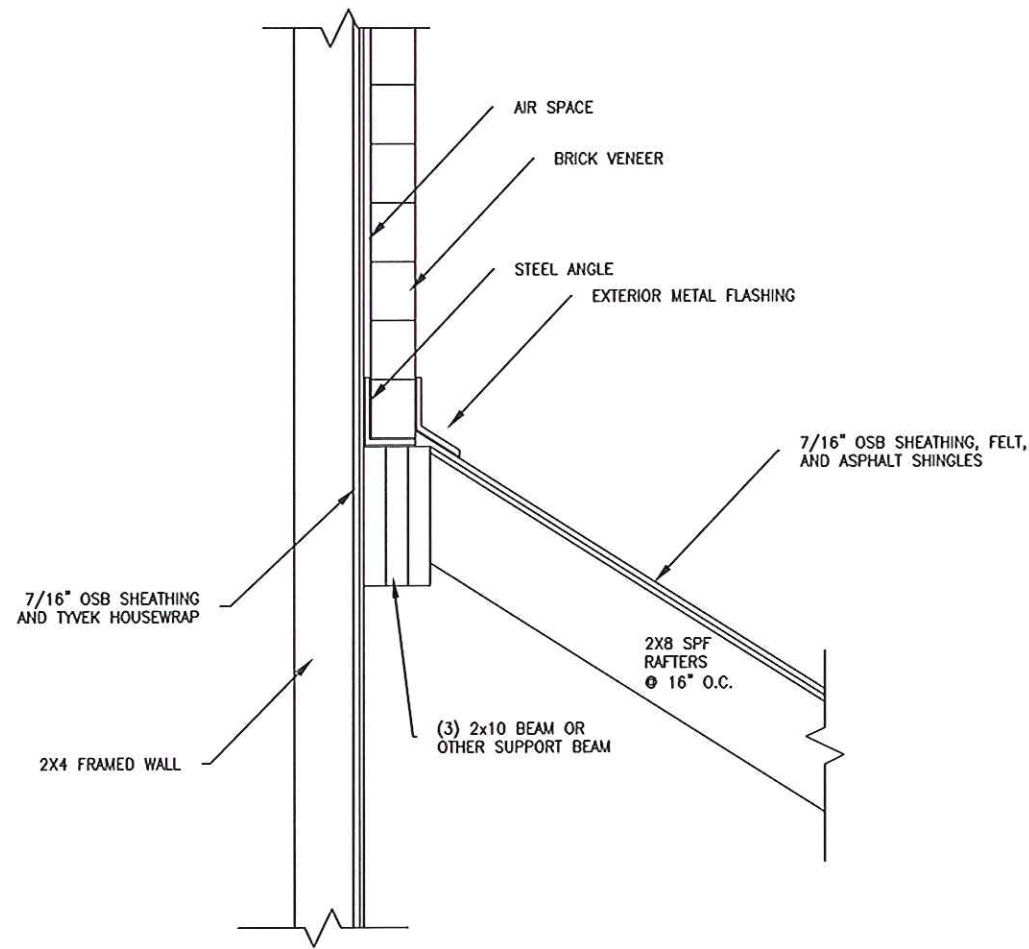
This solution offers the best long term protection from future water intrusion into the home at this location.

I hope that this information is sufficient for your needs. Please feel free to contact me at the number above with any questions regarding this matter.

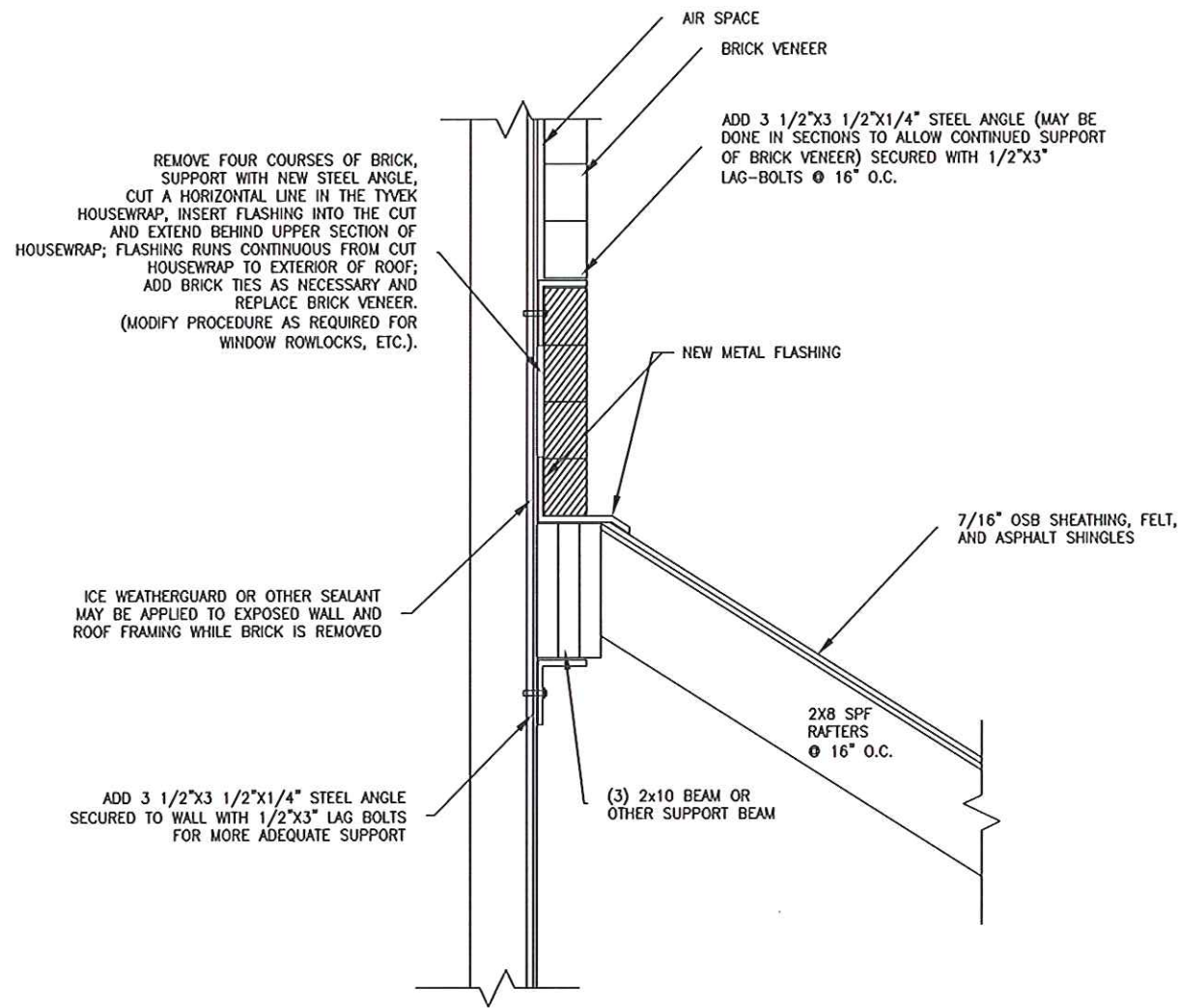
Sincerely,

Brooke T. Carpenter, P.E.
Structural Engineer





EXISTING CONSTRUCTION
NOT TO SCALE



PROPOSED CONSTRUCTION
NOT TO SCALE

REVISIONS:

- X
- X
- X
- X
- X

PIER WEIGHT	MINIMUM FOOTING SIZE	MINIMUM PIER SIZE
0-7500	2'-0"x2'-0"x8"	8"x16"
7500-15000	2'-0"x2'-0"x10"	16"x16"
15000-22500	3'-0"x3'-0"x10"	16"x16"
22500-30000	3'-0"x3'-0"x12"	16"x16"
30000-37500	4'-0"x4'-0"x12"	16"x24"
37500-45000	REQUIRES SPECIFIC DESIGN	

NOTES:

- FOOTINGS BASED ON 2000 PSF MINIMUM SOIL BEARING PRESSURE AND 3000 PSI MINIMUM CONCRETE COMPRESSIVE STRENGTH.
- HOLLOW PIERS MAY NOT EXCEED 4:1 HEIGHT TO WIDTH RATIO. SOLID FILLED PIERS MAY NOT EXCEED 10:1 HEIGHT TO WIDTH RATIO.

COLOR KEY:
 [Symbol] = BEARING BELOW
 [Symbol] = LVL BEAM
 [Symbol] = I-JOISTS
 [Symbol] = DOUBLE JOISTS
 [Symbol] = LOAD ABOVE

(P.T.) = PRESSURE TREATED

MATERIAL LIST IS FOR ESTIMATING PURPOSE ONLY. MATERIAL QUANTITIES AND LENGTHS TO BE VERIFIED BY MATERIAL SUPPLIER AND/OR BUILDER PRIOR TO SHIPMENT.

Residential Engineering Services, P.A.
 Structural Layouts • Inspections • House Plans
 204 W. Main St. Gibsonville, NC 27249
 Voice: (336) 449-0505 • Fax: (336) 449-0508
 www.resengservices.com

BUILDER:
LAMBETH MANAGEMENT

PROJECT NAME:
2808 DUTCHMAN'S PIPE

FILE NAME:
2808DP

PROJECT NO.:
090809

DATE:
2/16/2010

DESIGNER:
DAJAN HERCO

DRAWN BY:
DAJAN HERCO

SCALE:
N.T.S.



JOISTS						BEAMS						HANGERS						
MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	DESCRIPTION
A				H				1				8				15		
B				J				2				9				16		
C				K				3				10				17		
D				L				4				11				18		
E				M				5				12				19		
F				N				6				13				20		
G				P				7				14				21		

S1

- NOTES:
- FIRST FLOOR WALLS TO BE FRAMED W/2X4 SPF STUDS @ 16" O.C.
 - LVL BEAMS SUPPLIED TO BE OF 1.9 E-VALUE OR GREATER.
 - ALL EXTERIOR WALL WINDOW/DOOR HEADERS ARE (2)2X10 SYP UNLESS OTHERWISE NOTED.
 - ALL GIRDERS AND FLOOR JOISTS SOUTHERN YELLOW PINE #2 UNLESS OTHERWISE NOTED.

REVISIONS:

NOTES:
LVL BEAMS SUPPLIED TO BE OF 1.9 E-VALUE OR GREATER.

#J=NUMBER OF 2X4 SPF#2 JACK/STUDS REQUIRED.

- = PLUMBING DROP
- (P.T.) = PRESSURE TREATED

COLOR KEY:
 ===== BEARING BELOW
 ===== LVL BEAM
 ===== I-JOISTS
 ===== DOUBLE-JOISTS
 ::::: = LOAD ABOVE

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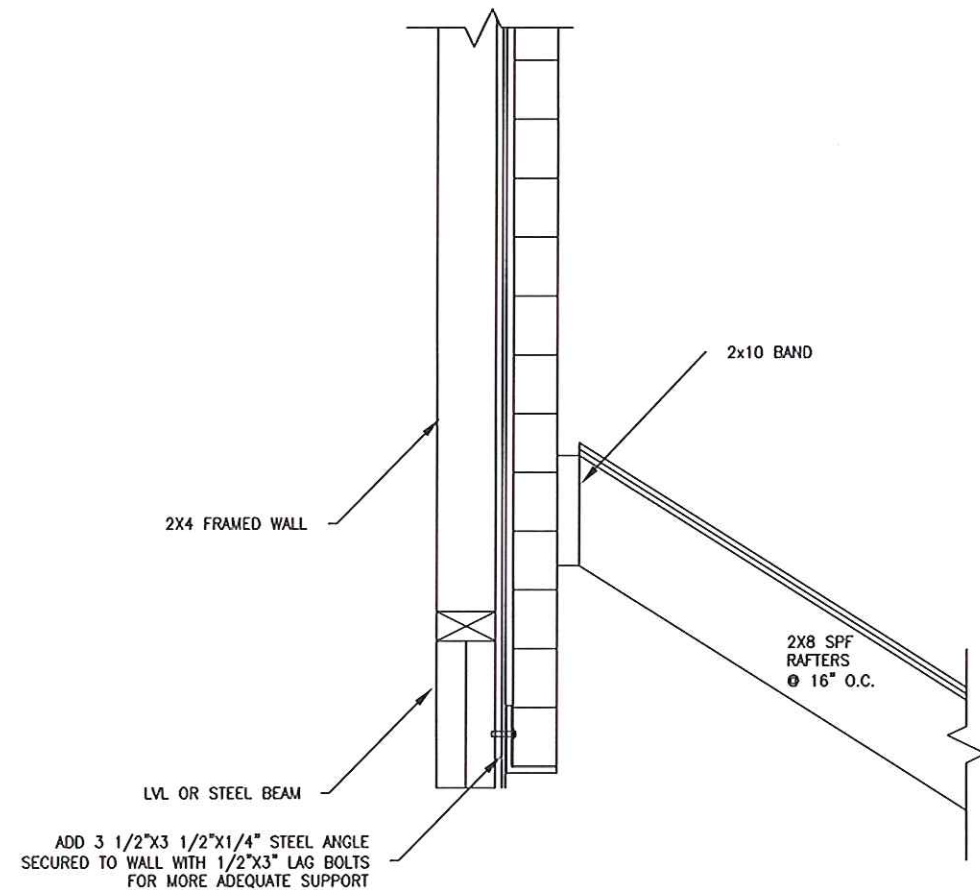
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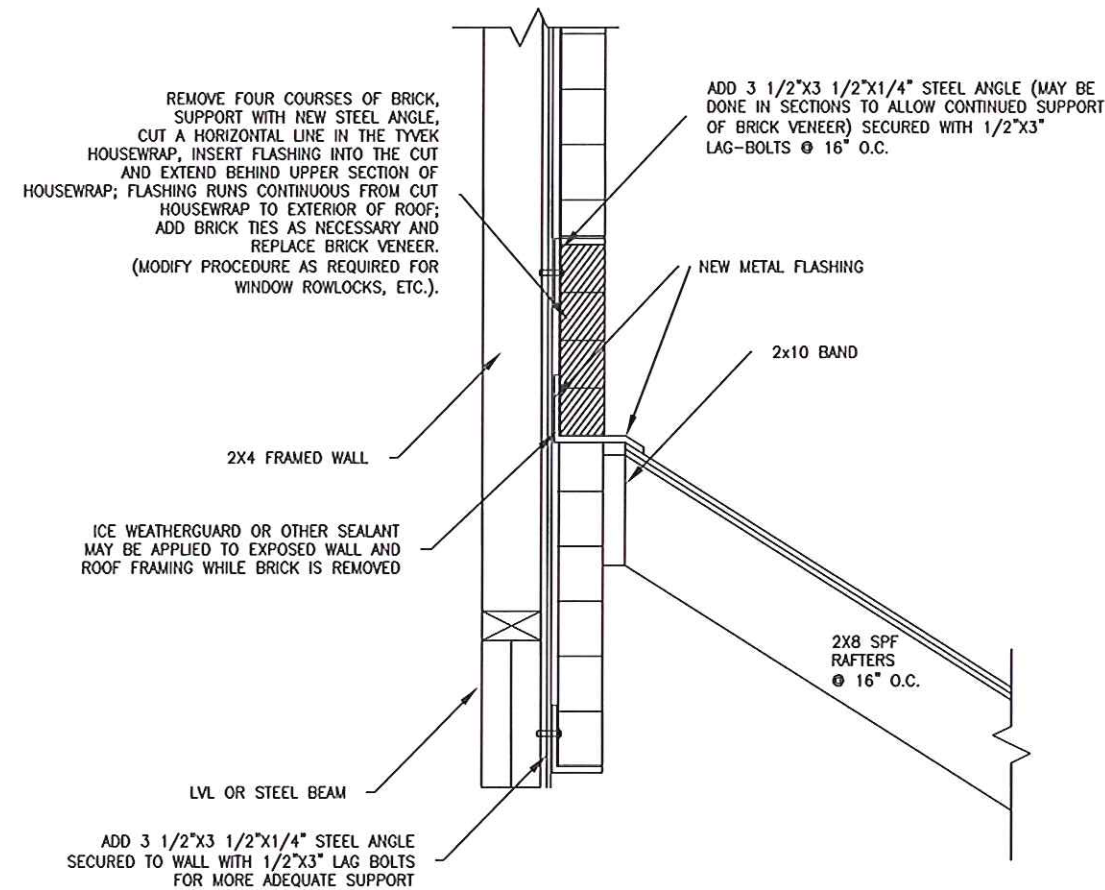
DESIGNER:
DAJAN HERCO

DRAWN BY:
DAJAN HERCO

SCALE:
N.T.S.



EXISTING CONSTRUCTION #2
NOT TO SCALE



PROPOSED CONSTRUCTION #2
NOT TO SCALE

JOISTS												BEAMS				HANGERS			
MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION	MARK	REQ'D	LENGTH	DESCRIPTION
A	X	X	X	H	X	X	X	Q	X	X	X	1	X	X	X	8	X	X	X
B	X	X	X	J	X	X	X	R	X	X	X	2	X	X	X	9	X	X	X
C	X	X	X	K	X	X	X	S	X	X	X	3	X	X	X	10	X	X	X
D	X	X	X	L	X	X	X	T	X	X	X	4	X	X	X	11	X	X	X
E	X	X	X	M	X	X	X	U	X	X	X	5	X	X	X	12	X	X	X
F	X	X	X	N	X	X	X	V	X	X	X	6	X	X	X	13	X	X	X
G	X	X	X	P	X	X	X	W	X	X	X	7	X	X	X	14	X	X	X

S2