

5 Virginia Lane - Canonsburg - PA - 15317 - (412) 310-5464

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February 18, 2009

Mr. Dave Romesburg  
27 Castle View Drive  
McKees Rocks, PA 15136

Re: Wall Repairs

Mr. Romesburg,

As requested, I visited your residence at 27 Castle View Drive in Kenney Township and conducted a visual inspection of the exterior walls and basement. The inspections on February 11 and 17 were made to review the current condition of your house. Pieces of vinyl siding and brick veneer were removed and confirmed that the windows were not properly flashed per the manufactures recommendations.

This report is an addendum to initial inspection report and findings prepared for Keystone Engineering and describes in detail the work necessary to correct the deficiencies generally described in the initial report finding.

**Item #2 of the findings:**

“To correct the water leaks, flashing and weep holes must be installed in at the bottom of the brick veneer in accordance with the Internal Residential Building Code and the windows and doors must be properly flashed in accordance with the manufacturer’s recommendations.”

Detailed Scope of Work

1. Remove door and window trim and pediments
2. Remove brick veneer from the front of the house to install the flashing and weep holes.
3. Install tape flashing around windows and doors according to Anderson Window recommendations.
4. Install flashing and weep holes above and below windows per IRC 2003.
5. Install kick-out flashing and weep holes in brick 4” above final grade elevation.
6. Install kick-out flashing and weep holes in brick under front door sill.
7. Remove the lower section of the siding to the left side of the front door. Install a proper flashing and seal edges with silicon caulking to prevent water infiltration.
8. Replace electrical entrance conduit and fittings filled with foam with new fittings.
9. Install tape flashing around dryer vents. Replace vents if damaged.

10. Seal cable wire entrances through band board with silicone caulking.
11. Remove much and backfill to lower the finish grade 4" below the floor framing.
12. Install new brick veneer on front of house.
13. Flash and counter flash brick above gable eve trim.
14. Reinstall pediments over windows and door and caulk along tops.

**Item #3 of the findings:**

“The vinyl siding on the side of the house should be removed and installed with fewer splices and lapped front to back. When the siding is removed the flashing around can be inspected and repaired as needed.”

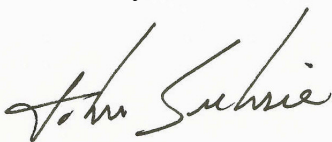
**Detailed Scope of Work**

1. Remove vinyl siding, J channels and corner trim on the side of the house.
2. Install tape flashing around dining room window according to Anderson Window recommendations.
3. Inspect the bottom of the weather barrier for areas where water can run back into the foundation. Flash any defective areas.
4. Install new J trim and siding accessories.
5. Install new corner trim and seal at the top.
6. Install new siding on the gable end of the house using long sheet to minimize splices. Lap splices front to back.
7. Cover the wood trim under the right front corner down spout with aluminum.
8. Seal exposed brick on the side of the house.

**Miscellaneous Item:** The main electrical panel located on the front basement wall had indication of moisture. The original panel was recently replaced with a new panel.

When the repairs outlined above are completed, it is my professional opinion that the house will be properly protected from moisture infiltration into the basement walls.

Sincerely,



John L. Suhrie, P.E.

