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# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

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## 145 – 175 Limekiln Road (Yellow Breeches Office Complex) **Forensic Analysis and Exterior Repairs**



Flex office-warehouse complex composed of multiple, single-story buildings constructed circa 2001. Exterior walls are single-wythe, split- and ground-face CMU supporting steel joist roof framing protected by EPDM membrane over rigid insulation and steel deck. Building entrances and punched windows consist of aluminum frame storefront systems. The project is located in New Cumberland, PA.

**Challenge:** Owner was in the process of remodeling several vacant units within two buildings of the complex and identified water damage to interior finishes at exterior walls of office areas and visible moisture at exposed CMU surfaces within warehouse areas. Tenants also identified water infiltration, primarily at punched window openings. Thermal tracking (ghosting) was visible on gypsum board finishes at furred exterior walls.

**Value Added:** Davidson & Associates (D&A) utilized a combination of visual observations, non-destructive moisture detection and limited destructive investigation to identify window and roof flashing defects along with deferred maintenance at exterior masonry and sealant joints. Thermal modeling utilized to confirm existing conditions responsible for “ghosting”. Prioritized repair scope developed to mitigate future moisture infiltration including: window head flashing replacement, masonry repointing, sealant replacement and perimeter drainage improvements.

**Service performed:** Preparation of forensic analysis, repair scope of work including details and product recommendations.

**Client/Owner:** Select Capital Commercial Properties  
**Magnitude:** \$100,000.00

**Contractor:** SCCP Facilities  
**Duration:** 2018 - 2019