
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Crescent Condominium Transition Warranty Analysis



The Crescent Condominium is a residential condominium project located on an urban site in Silver Spring (Montgomery County), Maryland.

The project was completed in 2005 and consists of 143 dwelling units in a 14 story above-grade residential tower flanked by a brick paved entrance plaza over a three level below-grade parking garage (“The Property”). The residential tower is constructed of post-tensioned concrete framing, with light gauge metal framed exterior walls clad with masonry veneer and metal panels. Fenestration consists of aluminum-framed storefront systems at the ground floor and a combination of aluminum-framed windows and window wall systems at the upper floors. The main roof and mechanical equipment penthouse roofs are flat and covered by hot fluid-applied waterproofing system, insulation and gravel ballast. The below-grade parking garage constitutes the foundation for the building and consists of conventionally reinforce concrete perimeter walls, slabs, columns and footings. The units typically include either a concrete balcony with a guardrail or a terrace with unit pavers and a guard wall.

Service performed: Services included warranty analysis, negotiations with the developer and oversight of remedial work performed by the developer. Key deficiencies included improper interface of the masonry veneer systems, including wall construction, curtain wall and metal panel veneer.

Contractor: Bovis/Land Lease

Date of Commencement of Services: Spring 2010