
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

Lakeside Apartments II Forensic Investigation, Balcony and Siding Replacement, Quality Assurance during Construction



This residential garden apartment complex, completed in approximately 1989 consisting of 17 wood framed buildings with 396 rental units. The original balconies were constructed of a concrete pad supported by untreated wood framing and without adequate flashing or waterproofing resulting in severe rotting of the framing. Partial, temporary repairs were done on some balconies, by the previous owner to prevent collapse and were hidden from view by a drywall soffit. The balconies continued to deteriorate, including the supporting structures. The exterior of the buildings were sheathed in tempered hardboard siding, which was also severely deteriorated. The complex is located in Centerville, VA.

Challenge: Davidson & Associates was commissioned to determine the extent of deterioration of the balconies and to design replacement balconies in conjunction with a total replacement of the original tempered hardboard siding.

Value Added: Davidson & Associates performed forensic investigations of the balconies to determine the extent of damage. D&A designed the replacement balconies with integrated flashing and details for replacement of the severely deteriorated tempered hardboard siding and trim, and Quality Assurance during construction.

Service Performed: Forensic Investigation, Balcony and Siding Replacement design and Quality Assurance during Construction.

Client: Bozzuto Management Co.

Contractor: Chesapeake Finishing

Magnitude: \$2.3 Million

Duration: 2006-2007