

---

# DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

---

## The Residences at Springfield Station EIFS and Window Replacement Forensic Investigation, Quality Assurance during Construction.



This 15 year old apartment complex consisted of two six-story masonry and steel framed buildings with EIFS and Brick Exterior and seven wood framed, four-story garden style buildings. The windows and EIFS were leaking at the midrise building. The final design included the replacement of the vinyl windows with a heavier grade/quality windows and a drainage system EIFS with new sheathing at the mid-rise buildings.

**Challenge:** Identify which materials required replacement and to determine the extent of additional hidden deteriorated materials.

**Value Added:** During the work, additional deteriorated sheathing and framing was uncovered during the replacement. D&A determined the extent of the additional deteriorated materials and developed the methods of repairs.

**Services Performed:** Forensic Investigation, design of repairs and Quality Assurance during Construction.

**Client:** Major Investment Institution

**Contractors:** Southern Wall Systems

**Duration:** 2012

**Magnitude:** \$2,690,400