

20 June 2006

## Report on Façade Examination

515 Edgecombe Avenue

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The following report was undertaken as an examination of the exterior façade.

On 6 June, a visual observation was made of the façade. Observations were made from the street, from the existing bridge and scaffolding and from the roof.

At present, there is or has just been concluded repair work to the northeast corner of the building. In several locations, what appear to have been cracks in both the masonry and decorative elements at the parapet have been repaired. The type of repair, other than what shows on the surface, or the cause of the original problems cannot be determined.

With regard to the balance of the façade we note the following:

1. The first column of windows at the south end of the Edgecombe façade, just below the parapet at the peek detail, there are several open mortar joints and some spalled brick. These should be repaired to limit water infiltration. See photograph no. 1.
2. At the 5<sup>th</sup> and 4<sup>th</sup> floor line, and between the 4<sup>th</sup> and 3<sup>rd</sup> floor line, between the first column of windows and building corner, there is evidence of spalled bricks. This should be watched for any further deterioration.
3. At the east and north elevations, most of the concrete window sills have had previous cracks patched. These should be watched to be sure more signs of future movement.
4. The decorative metal railings at the top floor were not accessible and were only viewed from the street. They should be examined from each apartment to confirm anchorage and secure ness.
5. At the decorative stone trim around the lobby entry doors, several mortar joints are open or have loose mortar. Loose mortar should removed. Open joints should be cleaned and all joints re-grouted. See photograph no. 2.
6. Both fire escapes was not accessible for examination. These should be walked and examined for anchorage and secure ness.

7. Repair work to the northeast corner of the building was completed at the time of our inspection. Several cracks both in the brickwork and the stone sills appeared to have been patched. The type of repair work or the extent of the work just completed versus work that had been completed previously could not be determined. Also, the type of repair or remedial work could not be determined. See photograph no. 3.

8. The south elevation brickwork had previously been painted. Areas of paint have been weathered off. Also, in several locations, the surface of the brick has spalled. The damaged bricks should be cut out and replaced to minimize water infiltration. See photograph no. 4.

9. The parapet was examined from the roof. The south and west low parapet walls appeared secure. The tile caps have been grouted at each joint between caps. This type of patch typically shows movement and cracks over time. These should be watched on a regular monthly basis, and loose material removed and properly sealed.

10. The east parapet wall is generally in good condition. Where decorative openings in the parapet occur and at changes in parapet height, the parge coat in many locations is loose or cracking. Loose material should be removed, the area cleaned, and new parge coat applied. See photographs no. 5 and 6.

11. The north parapet wall between the high peak shapes shows signs of movement and requires investigation. As some repair work has previously occurred, it is not possible to determine the seriousness of the situation. As the parapet has a bow inward, because of the fact that areas have been patched, the cause of the movement or the extent of the problem is not visible. This area requires exploratory work to determine the cause and seriousness of the problem. See photographs no. 7, 8 and 9.

12. Of specific note was a water infiltration problem in apartment 53. Water had been reported coming from the skylight. As the sheetrock well around the skylight opening was dry and showed no signs of water, the leak was originating in the top apex of the skylight. As it was not possible from the roof to find an exact location of the water infiltration. The aluminum frame of the skylight should be checked that all framing is secure, the old caulking stripped and re-caulked.

With regard to general issues, several windows on the east and north façade require caulking at the jambs where the metal frame meets the brickwork, and at the window head between the steel lintel and the brickwork.

Any areas noted above to show evidence of movement or water should be monitored on a regular basis to see if the conditions change, at which time an engineer or architect should be retained to perform an exploratory investigation.

All window air-conditioning units shall have approved mounting frames and be secured in the window opening.

#### Summary -

The building is in generally sound condition. Extensive repair work has taken place in the past, and additional work has recently been completed to the north-east corner.

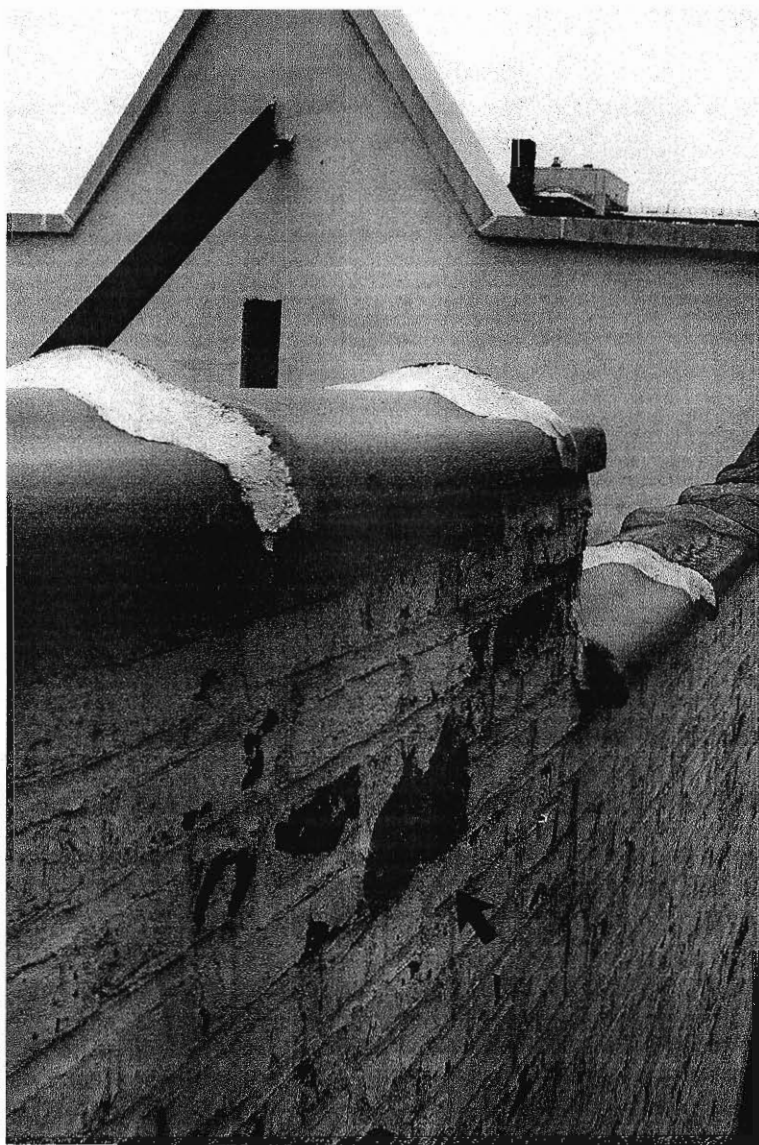
It is recommended that work to the areas noted above be undertaken as to prevent any future water damage to the building.

Of special concern is the condition of the north parapet. As noted in the report, the parapet has a lean inward. Whether this is new or was present over time is not known. As surface repair work has been performed, it is not possible to see any movement cracks or other indications as to the underlying problem. This areas requires exploratory work to determine the seriousness of the condition.

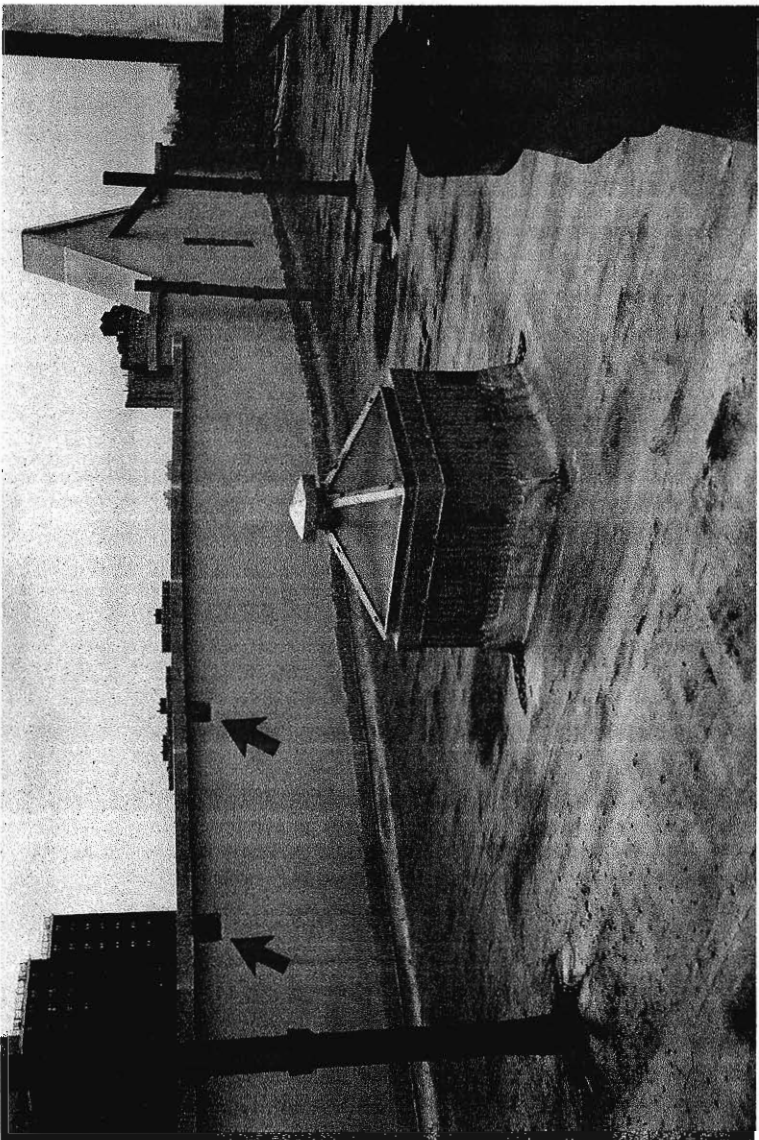


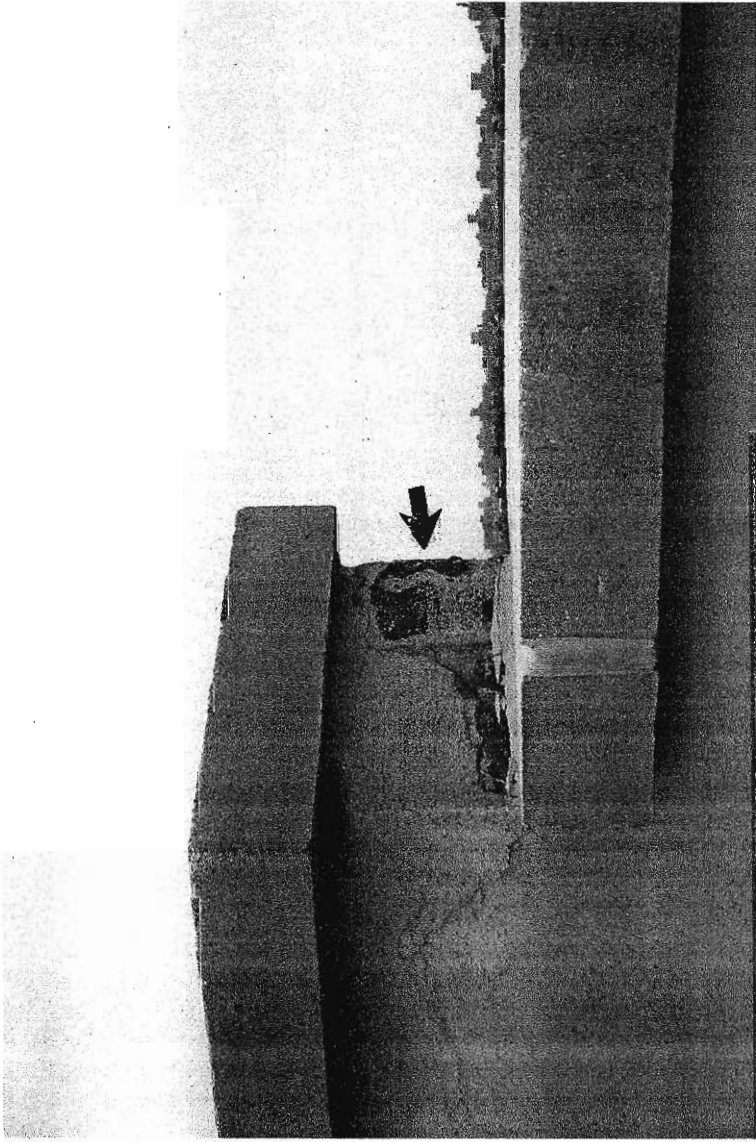












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