

Water Infiltration Field Investigation Report

For
25 Sigourney Street
Hartford, CT 06106
DPW Project Number B1-2B-033L

Prepared For
STATE OF CONNECTICUT
Department of Public Works

December 12th, 2008



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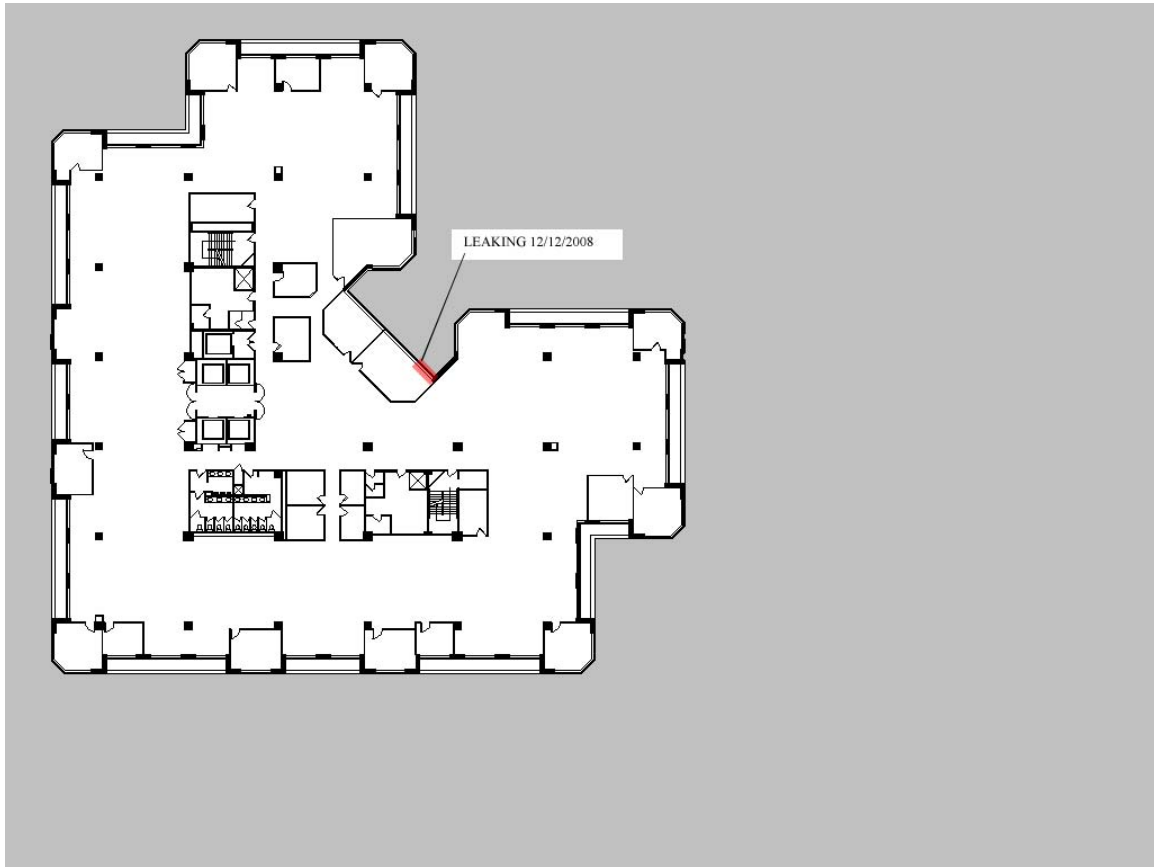
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EXECUTIVE SUMMARY

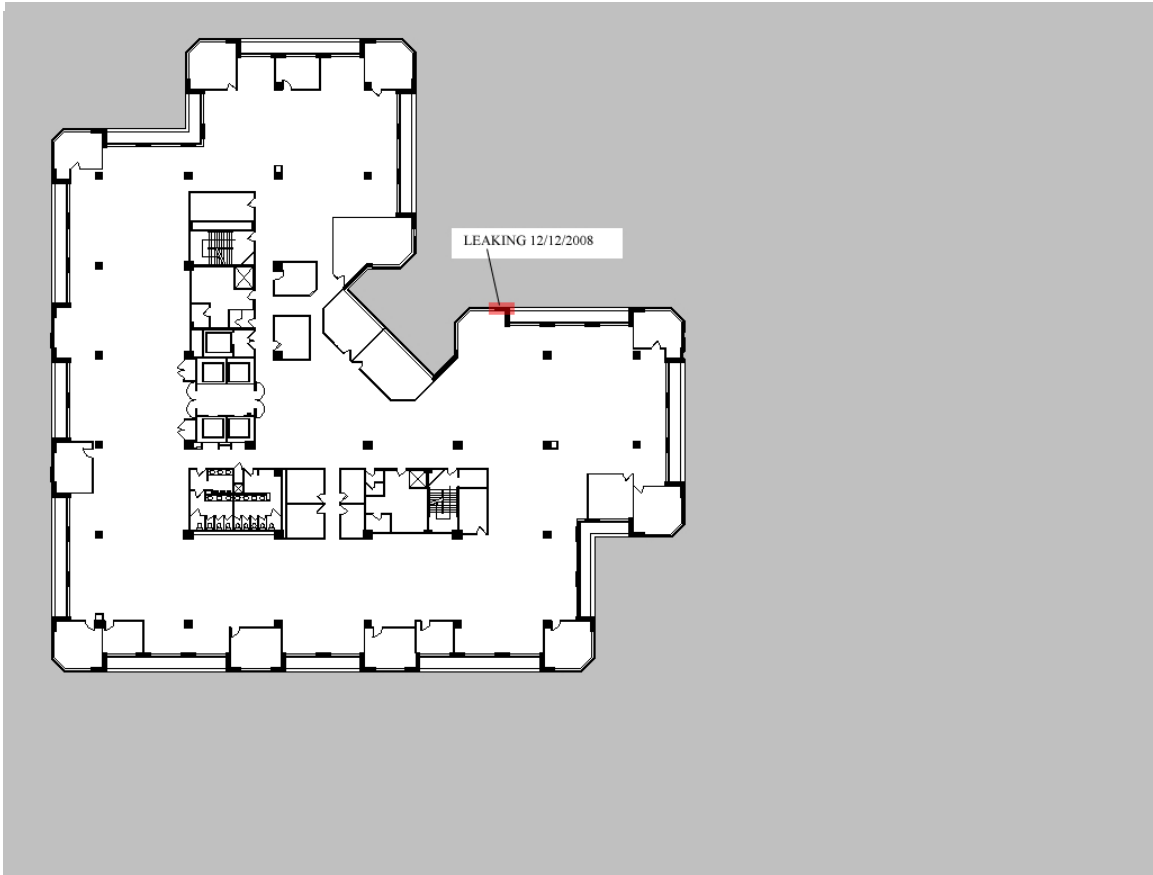
On Friday December 12th 2008, Silver Petrucelli & Associates, Architects and Engineers were contacted by the Connecticut Department of Public Works to investigate active leaks at 25 Sigourney Street Hartford, Connecticut. Heavy rain in the Hartford area caused several old leaks to reemerge and a few new leaks to develop. The leaks were examined and photographed by members of Silver Petrucelli & Associates. The leaks were observed in a small conference room on the 6th floor in the zipper area of the building and on the 17th floor along the window head of an open office also near the zipper (see floor plans below for exact locations). The leak on the 17th floor appears to be identical to previous leaks observed on the 19th and 18th floors, believed to be occurring due to tears or deficiencies in the roofing membranes located on the small balconies at the corner office of the upper floors. The exact cause of these leaks has not been determined at this time, but we have pin pointed the balconies as being the location where water is entering the building and testing the roofing membrane is scheduled to occur in the near future. We are waiting for a warm dry day to be able to properly flood test the roofing membrane to obtain conclusive evidence that the membrane has failed and is directly linked to the water infiltration. The leak on the 6th floor is a new leak. It too is located directly below one of the roofs of the building. This area appears to be a typical roof leak caused by a tear or deficiency in the roof in membrane. When examining the roof above the 6th floor one could see moss growing along the roof, this is a good sign that water is pooling on this roof and finding failures in the membrane where water is then gaining access into the building and dripping into the conference room below. The next step in our continuing study is to flood test the balconies on the upper floors to pin point areas of deficiencies in the roof membranes. If we can find evidence that the roofing membranes have failed then they should be repaired to prevent further water infiltration. The roof membrane is under warranty and the vendor has been contacted and is expected to be at the site to remedy on 12/16/08. Any further deficiencies that may be found or may occur would be under warranty.

LOCATIONS OF LEAKS

6TH FLOOR



17TH FLOOR



PHOTOGRAPHS OF LEAKS ON DECEMBER 12TH 2008



Water Damage in Conference Room on the 6th Floor



Cracks in Concrete Slab (Water leaks though cracks after in penetrated through the roof membrane)



Moss Growing on Roofing Member below Window Sill on 7th Floor Roof
(Located directly above leak on 6th Floor)



Moss Growing on Balcony on 17th Floor



Water Observed Infiltrating the Window Head on the 17th Floor



Small Drip of Water in Corner of Window on the 17th Floor