

Good morning all,

Please find below the results from our water test conducted on unit H-505 balcony deck surrounding the left column, along with our observations and recommendations.

Water Test Results:

We performed a water test on February 9th at 9:00 AM to assess potential water ponding on the balcony deck. Based on our observations, and the homeowner's periodic monitoring:

- After 3 hours: Water ponding was still present (homeowner noted)
- After 12 hours: Minimal water remained (homeowner noted)
- After 24 hours: No water was observed (our site visit on February 10th)

During our inspection, a divet/low spot was identified in the deck at this location; however, the water level did not exceed 1/8 inch after 15 minutes of continuous water application. According to waterproofing industry standards, water that remains on the surface for more than 24-48 hours after heavy rain is considered ponding and may compromise the waterproofing system. In this case, the minimal water retention dissipated within the 24-hour threshold; therefore, this would not be considered substantial ponding sufficient to compromise the waterproofing system.

Additional Observations:

During our inspection, we identified the following issues that require attention:

- Several gashes/cuts in the waterproofing coating
- Debris/material staining that cannot be removed with minimal cleaning

Homeowner Concerns:

During our inspection, the homeowner has expressed the following concerns:

1. **Surface Finish:** Dissatisfaction with the sand/grit texture of the waterproofing finish. Unfortunately, as specified and recommended by the manufacturer, the aggregate "sand" intermediate layer provides necessary aid in wear and slip resistance.
2. **Cleaning Difficulties:** The homeowner has expressed trouble in cleaning the deck. Please see attached the manufacturer's recommended maintenance procedures that outline cleaning guidelines for maintaining the coating system.
3. **Interlocking Deck Tiles:** The homeowner has inquired about installing interlocking deck tiles on top of the waterproofed balcony deck. As long as the deck tiles do not penetrate through the waterproofing system and maintain proper water drainage, we do not see this causing any structural issues. However, this may present a potential flying debris hazard during high wind events since the tiles will not be fixed to the deck. If approved, you may want to include provisions for the temporary removal of these tiles during high wind events. This option will need to be discussed and approved by the board, but in our opinion, does not pose a structural threat.

Recommendations:

To maintain the integrity of the waterproofing system and preserve the warranty, we recommend the gashes/cuts in the waterproofing be repaired. The recoating of the deck shall be performed in accordance with manufacturer's specifications to maintain the 10-year warranty. During the recoating, any low points in the deck should be filled with epoxy sand. Another water test shall be performed to ensure positive slope towards the deck edge. We recommend all repair work be reviewed and approved by the Tremco representative to ensure warranty compliance.

Please let us know if you require any additional information or have any questions/concerns.

Best regards,

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