

## Waterproofing & Water Damage Remediation; Cosmetic Renovation

**Project Challenge:** Identify and correct water intrusion from exterior roof and deck of coastline residence; remediate and restore all interior and exterior water damage; renovate waterproof deck and railing; restucco exterior including adequate ventilation.



**Before:** Front of house after removing deteriorated railing from water-damaged deck



**After:** New waterproof deck, railing, stucco with adequate vents, new garage door, new paint

**Project Background:** A previous roofing contractor had incorrectly installed roofing material onto overhangs allowing water to penetrate into the roof structure, leading to significant water damage and dry rot. The waterproof coating on the master bedroom deck had failed and allowed significant water penetration into the deck substructure, again leading to widespread water damage and dry rot. There was also minor interior water damage. CBCI was initially called in only to renovate the exterior waterproof master bedroom deck.

**Location:** Newport Beach, California

**Project Completion:** 2010

**Project Scope:** CBCI conducted physical inspection and destructive testing to identify all sources of water intrusion, then completed the following corrective and renovation work:

- ▲ Removed the old roof; rebuilt the overhangs with proper pitch; installed new fascia; installed new 30 year-warranty composition shingle roof; installed new gutters to redirect water away from walkways.
- ▲ Demolished deck and substructure; rebuilt deck with proper slope, drainage, and flashing; and applied long-life waterproof coating. Due to age and condition of structure, we were required to bring the deck to compliance with current Building Code requirements, including handrails.
- ▲ Installed new roll-up garage doors to replace aged and deteriorated solid-panel garage doors.
- ▲ Restuccoed and repainted house exterior.

**Outcome:** "We were comfortable with CBCI Construction from the start, knowing their outstanding reputation and knowing that they could handle the entire project using their own crews. CBCI was very responsive and considerate, keeping us informed at every stage of the process. They took great pains during the construction progress to accommodate my elderly mother who lives in the house. We are delighted with the work they completed for us."

Candace Scott – June 2010

**Customer:** Shirley Ford and Family

**Contact Information:** Upon Request