

## Waterproofing & Water Damage Remediation

**Project Challenge:** Identify and correct numerous sources of water intrusion into coastline residence, and remediate and restore all interior and exterior water damage.



**Project Background:** This home was originally constructed in the 1970s and was remodeled and had an addition in the early 1990s. The remodel and addition were not properly waterproofed, resulting in roof leaks (flat and pitched roof); skylight leak; waterproof deck leaks; exterior French door sill leaks; subterranean leaks through exterior walls; water damage to aluminum-clad wood windows; interior water damage to drywall and cabinetry in kitchen, dining room, living room, bath room, and master bedroom. Another contractor had 'repaired' the leaks and remodeled the water-damaged kitchen in approximately 2006. CBCI was called in when the newly remodeled kitchen was again flooded with the first heavy rain.

**Location:** Laguna Beach, California

**Project Completion:** 2008

**Project Scope:** CBCI conducted Infrared diagnostics and, in some instances, destructive testing to identify all sources of water intrusion; then completed the following corrective work:

- ▲ Repaired leaks in pitched roof and skylight.
- ▲ Facilitated a warranty repair by the roofing company that had originally installed the flat roof. When that company's repair did not correct the problem and they refused to continue, CBCI completed the waterproofing repair and supported the customer in their attempts to recover the cost from that firm.
- ▲ Demolished the waterproofing system on two approximately 500 square foot decks including demolition of stucco and all edge metal and deck-to-wall flashings. Removed three double French doors and installed new sill pans; installed new stucco screed and repaired stucco to blend with existing; installed all new edge and deck-to-wall flashings; installed Excellent Coatings *Green Line* under-tile deck waterproofing system, and installed all new tile; completed extensive wood repair and repainted the deck railing system.
- ▲ Removed existing water-damaged windows in dining area and replaced with new aluminum-clad wood windows.
- ▲ Excavated soil outside of subterranean dining room wall and waterproofed below grade with subterranean waterproofing system; backfilled soil and installed new concrete drain system.
- ▲ Completed extensive interior water damage remediation and restoration in dry wall and wood molding; and completed minor cabinetry and bathroom tile repairs.

**Outcome:** Following torrential rains in late 2008 and early 2009, the home remains dry and leak-free.

"We can now take a trip and lock the house up without worrying about coming home to an indoor swimming pool." Cindi Galfin, March 2009

**Customer:** Cindi and Ted Galfin

**Contact Information:** Upon request