

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.



Before: Facade of 14 year-old custom coastal residence (Laguna Beach, CA) with severe damage due to improper waterproofing of parapet wall, etc.



After: Facade of residence after renovations. CBCI repaired/replaced structural wood damage, stucco, windows, parapet wall, seamless glass wind screen, and waterproof deck.

Project Background: The original constructor of this 14 year-old high-end custom home did an excellent job on the cosmetics but the waterproofing was grossly substandard. The homeowners had spent 12 years fighting roof leaks, balcony/deck leaks, window and door leaks, and subterranean and other waterproofing system leaks. They also had extensive interior water damage that would reappear after each unsuccessful repair. CBCI was called in to inspect the entire structure for waterproofing flaws and water damage and to facilitate repairs.

Location: Laguna Beach, California

Project Completion: 2010

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

- ▲ Replaced all roof drip-edge flashings and repaired or replaced other roof penetration flashings.
- ▲ Replaced multiple custom windows and repaired others as needed.
- ▲ Completely demolished one guest house balcony and engineered and reconstructed – including parapet wall, custom 'cat face' stucco, glass windscreen, all flashings and sub-tile waterproofing system, and travertine tile deck surface.
- ▲ Demolished 1,000+ square foot main house balcony and engineered and reconstructed – including parapet wall, custom 'cat face' stucco, glass windscreen, all flashings and sub-tile waterproofing system, and travertine tile deck surface.
- ▲ Re-stuccoed over 1,000 square feet of home exterior in custom 'cat face' finish to blend with existing.
- ▲ Completed extensive interior water damage remediation and restoration of drywall, wood molding, and minor cabinetry repairs in kitchen, living room, and guest house.
- ▲ Excavated soil outside of first floor master bedroom to ensure code compliance and to meet waterproofing requirements.

Outcome: Torrential rain fell shortly after the completion of the project, yet the customer's home remained dry and leak free for the first time since the original construction was completed in the mid-1990's.

"We no longer dread the rain! Our home is water-tight for the first time, and CBCI did an excellent job in restoring the interior and exterior finishes of our home to new condition. Attentive, detail-oriented, responsive, and quality-conscious are words that come to mind when I think of CBCI Construction."

Customer: Don and Carolyn Lowe

Contact Information: Upon request