



630 GOVERNOR'S HIGHWAY
SOUTH WINDSOR, CONNECTICUT 06074

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October 15, 2018

Mr. John Hufcut
Property Manager
Walnut Beach Condominium Association
Evergreen Property Management
P.O. Box 605
West Haven, CT 06516

RE: Walnut Beach Beam and Crawlspace Review

Dear Mr. Hufcut:

As requested by the Association, we have reviewed the basement structures in the units at Walnut Beach Condominium Association. In particular we focused on the main beam, whether the beam was twisting like in some other units and whether there were compression failures. We also reviewed where there is a secondary beam in the jog in the building as well as any obvious sill issues. While the main focus of our review was the main beams as we have discussed, if there are units with significant joist deflection, we would rely on unit owner complaints or reporting to determine whether the mid-spanned reinforcement is needed. Note this review was done in concert with personnel from Castleberry Construction and I have included our field notes with a self-explanatory rating system. This should enable the Association to decide whether they want to focus on simply the worst units or how far into the list they may want to undertake repairs.

With regard to the installation of the dehumidification systems we were able to gain access to two of the three storage area sections which have the domestic hot water heating. I believe that these units provide enough heat and associated drying that it would not be necessary to install dehumidifiers in these areas. In addition in the units that are having dehumidifiers added, we did note significant areas of direct leakage from the outside, especially where the grade of the soil was high with respect to the buildings. Once the dehumidification systems are in place, I believe it would also be appropriate to try to block off these vents as this space would now be classified as conditioned space and therefore venting is not needed and in fact, is not warranted. The continued leakage into the units would require the dehumidification systems to run much more regularly in order to dry out all the water coming in. Certainly stopping the leakage before it comes in would be advantageous. This would apply to the window well vents as well as numerous areas in the frost walls such as some ties and other cracks or other openings where water is coming into the spaces.

If you have any questions on this brief report, please advise.

Sincerely,

A handwritten signature in purple ink, appearing to read "Tim Wentzell", is written above the printed name.

Timothy H. Wentzell, P.E.
Connecticut Property Engineering

THW/dr

Enc. Field Notes

FIELD NOTES

103	Beam is straight Some areas compression failure approximately $\frac{1}{4}$ " maximum Medium damp	B
105	Minor beam twisting Wet in middle 1-2 inch deep water No compression main beam	B-
107	Significant beam twisting, especially under #B Wet in middle Compression most posts	C
101	H ₂ O Heater Beam drywall (Probably dryer air because of heat) Small area needs drywall repair	A
81	No access	
83	Beam minor twist (starting) Very minor compression Water in middle Window wells leaking	A-
85	Compression failure Main Beam And outside sill under B rotted Lolly columns compression Many sources of leaks Duct work leaking This unit has had repairs on both main beams wing extension beam and outside sill one area Ducts leaking both A & B units	C
87	Compression many posts One area sill rot Leaking many areas Some twist in main beam Repairs have been done in some sill areas	B-

89	Significant compression failure Significant twist (Extension area beam can be straightened)	F
79	Best so far Dryer Some water from heavy rain This unit is far higher <u>Above</u> grade	A
77	Significant twist main beam Compression failure (Repairs have been done) (Sill reinforcement)	C
75	A & B Significant twisting Significant compression	F+
73	A little water Mostly by door	A