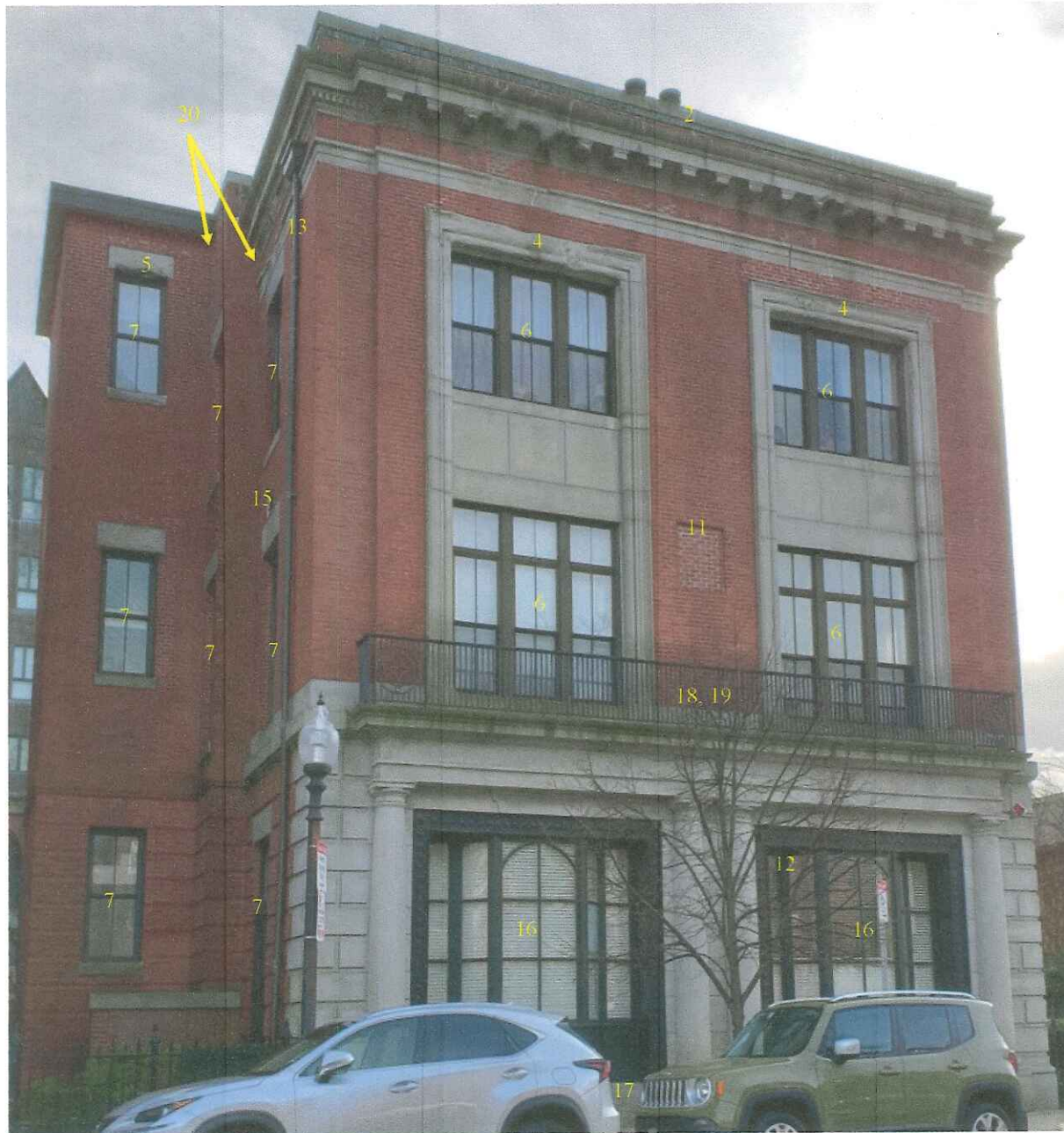




### Scope of Work

1. Rebuild parapet from top floor windows to top of parapet, full length.
2. Replace wood with new flashings bay windows.
3. Replace roofs at bay windows.
4. Rebuild brick sections of masonry under all windows.
5. Replace trim and caulking at all windows.
6. Replace roofs at entry overhangs. Replace rot, scrape, caulk and paint.
7. Install new flashing at lower wood cornice, full length.
8. Replace rot, scrape, caulk and paint all store fronts.
9. Repair 10 SF of concrete at entries and re-coat.
10. Replace 3 brownstone sills.
11. Caulk wood to brick at all entries.
12. Cut and point all mortar joints.
13. Replace 4500 cracked or damaged bricks.
14. Install Helifix Anchors to entire elevation.

4- 18 Clarendon Street, East Facing Elevation



### Scope of Work

1. Cut and point 100 SF of mortar joints.
2. Cut and point all mortar joints at parapet.
3. Replace 150 cracked or damaged bricks.
4. Replace two (2) large granite headers.
5. Replace one (1) small granite header.
6. Replace caulk and trim at four (4) large windows.
7. Replace caulk and trim at eight (8) windows at left returns.
8. Repair 275 SF of deteriorated granite, approximately 2" deep.
9. Cut and caulk 20 LF of cracks in granite.
10. Caulk all joints between granite and brick.
11. Remove one (1) abandoned steel lintel.
12. Replace cracked glass panel at 1st floor window.
13. Infill hole in masonry behind downspout.
14. Remove unused fasteners and repair masonry.
15. Caulk perimeter of vent.
16. Scrape and paint windows and surround at first floor.
17. Repair sixteen (16) SF of concrete at 1st floor.
18. Remove brick around railing brackets and install soft joint with new brick.
19. Scrape and paint cast iron railing.
20. Cut and caulk inside corners, full height.

70-80 Warren Avenue – North Facing Elevation, Including Left Side Returns



70-80 Warren Avenue – Right Side, West Facing Elevation

**Scope of Work**

1. Cut and point 10 SF of open mortar joints.
2. Replace 50 cracked or damaged bricks.
3. Rebuild section of brick chimney from top of parapet to top of chimney.
4. Replace caulk and trim at windows.
5. Rebuild bulge in masonry.
6. Caulk perimeter of steel vents.
7. Replace granite header.



70-80 Warren Avenue Roof

**Scope of Work**

1. Replace roofing and flashing at all scuppers.
2. Clean roof of all dirt and debris.
3. Replace cladding at north elevation, including returns with new EPDM.
4. Install new reglet flashing at chimneys at east and west elevations.
5. Replace caulking at top of all vents.
6. Replace flashing at granite.
7. Install base flashing at penthouse siding.
8. Install walkway pads under wood sleepers at HVAC units.

JCH Consulting, Inc.



4- 18 Clarendon Street Roof

**Scope of Work**

1. Replace roofing and flashing at all scuppers.
2. Clean roof of all dirt and debris.
3. Repair copper cladding at southern chimney..
4. Replace caulking at base flange of chimney vents.
5. Install new EPDM flashing at fan curb.
6. Install new base flashing at penthouse siding.
7. Caulk open joints at penthouse siding.
8. Replace damaged EPDM flashing.
9. Replace parapet cap at south elevation.
10. Replace flashing at vent stack collar.

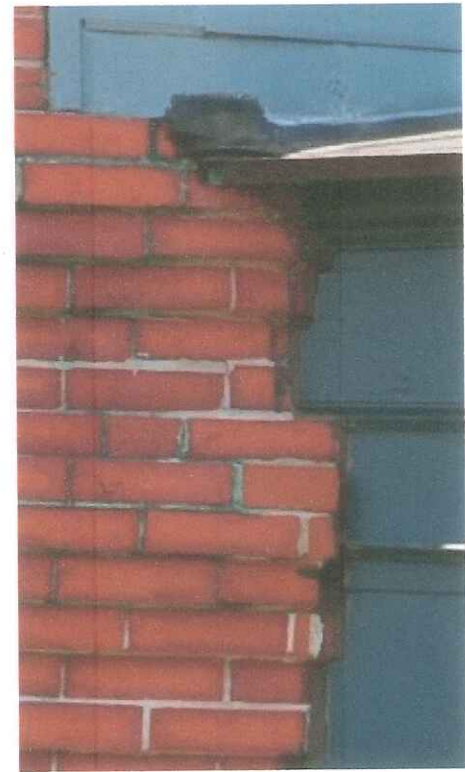
**Clarendon Street Building, East Elevation**



Failed EPDM roof over bay window. Roof has 2 EPDM roofs over copper.



Damaged bricks at Parapet wall.



Step crack in bricks at side of bay window.

Parapet wall is not straight and has several waves which may be due to a structural failure.

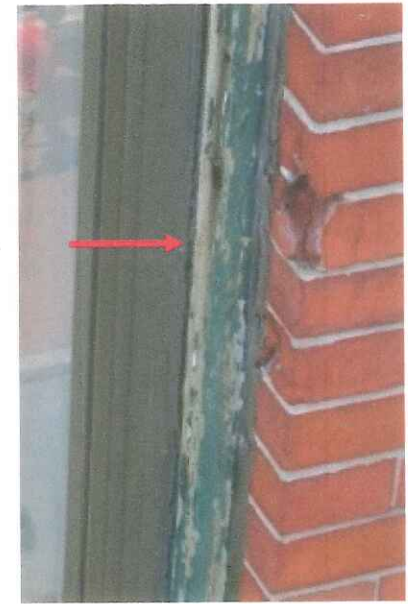


Brick had been removed by hand and the mortar has turned back to sand due to the excessive water infiltration.



Failed EPDM roof over bay window. Roof has 2 EPDM roofs over copper.

**Clarendon Street Building, East Elevation**



Deteriorated trim work and open caulk joints at windows.

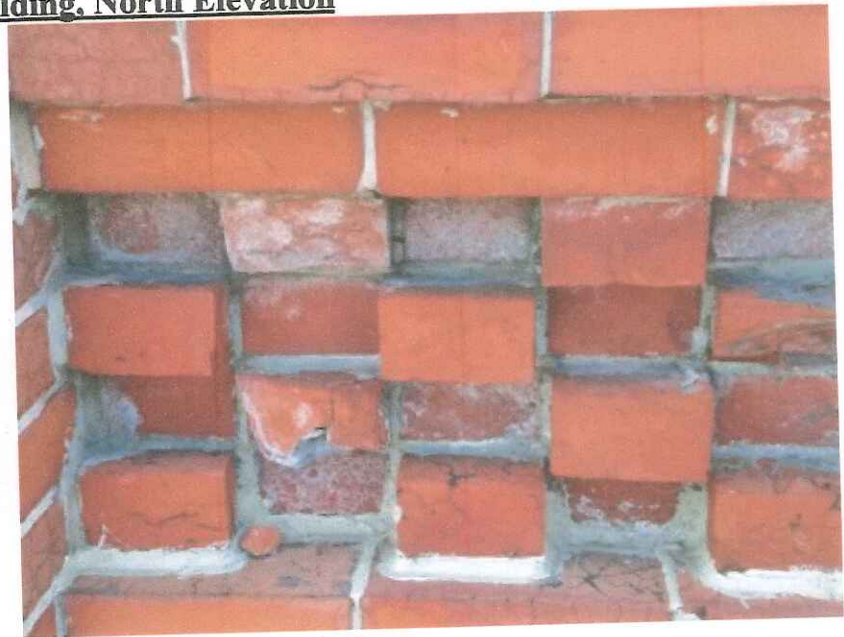
Rot at bay window. Note the air and vapor barrier was not terminated at the window.



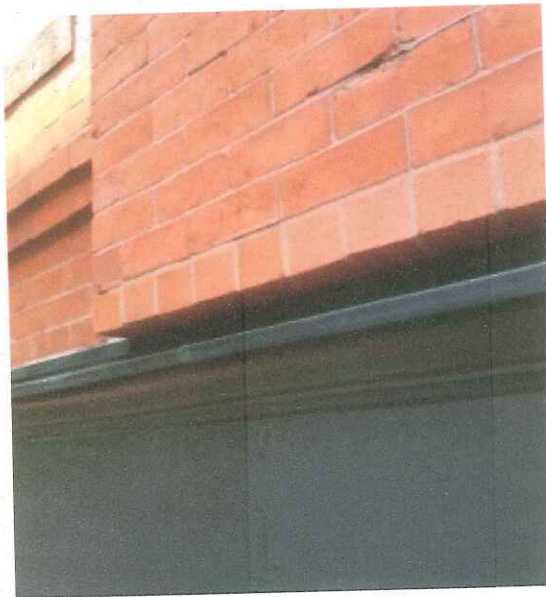
Mortar joints are very deteriorated and bricks can be moved by hand. Masonry will need to be rebuilt. Also note the condition of the bricks.



Clarendon Street Building, North Elevation



Brickwork is in very poor condition due to water infiltration. Masonry will need to be rebuilt with new bricks due to the extent of the damage.



Brickwork had been removed for the storefront and should have a steel lintel to support the brickwork above.



Window flashing was installed properly and water is getting into the masonry at the ends of the flashings.



**Clarendon Street Building, Main Roof**



Damage at the EPDM flashing will need to be patched.



Flashing at the scupper perimeter has been patched with asphalt the is not compatible with the EPDM and will cause the EPDM to deteriorate.



Lots of debris on the roof can cause accelerated roof failure. Roof should be cleaned every few months given the decks.



Open flange at vent needs to be re-sealed.



Flashing at the parapet was not installed properly an dis open to water infiltration into the wall.



Damaged flashings with face fastening can lead to water infiltration into the roof.



Damage at copper at vent stack needs to be repaired.

## Clarendon Street Building, Main Roof



Damaged flashings with face fastening can lead to water infiltration into the roof.



Wood is sitting directly on roof and needs to be set on sleepers and walkway pads.



Base flashing needs to be added between siding and EPDM flashing.



EPDM flashing should come to the top of the fan curb and have a counter flashing added.



Tapered insulation should be added to create more of a taper for proper drainage.

Warren Avenue Building, North Elevation



Vertical cracks in brick parapet.



Open crack at granite cornice.



Efflorescence shows that water is getting in through the stone cornice.



Deteriorated brick behind the parapet flashing that needs to be replaced.

Warren Avenue Building, North Elevation



Joint between the brick and granite is cracked and should be replaced with a caulk joint.



Rusted steel lintel should be removed and inset bricked in. The rust will begin to damage the wall.



Typical examples of granite that needs to be replaced and or repaired.



Warren Avenue Building, West Elevation



Damaged brick from fire needs to be replaced to prevent future damage.

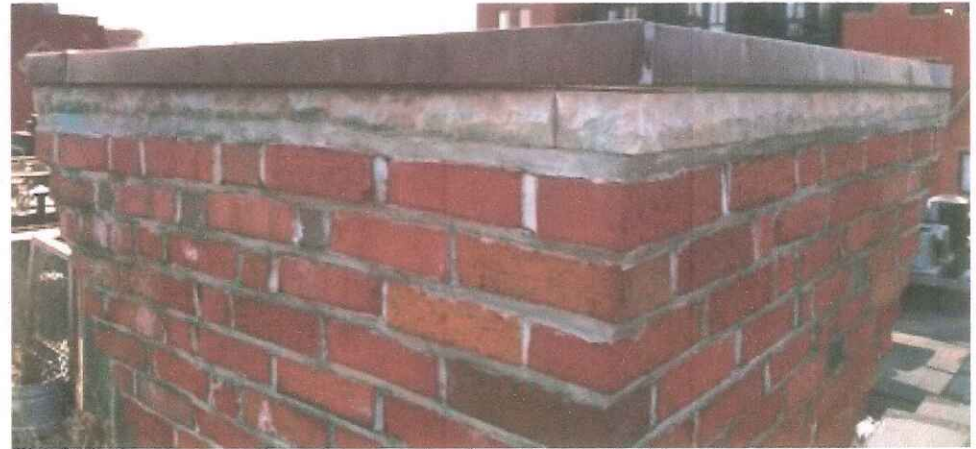
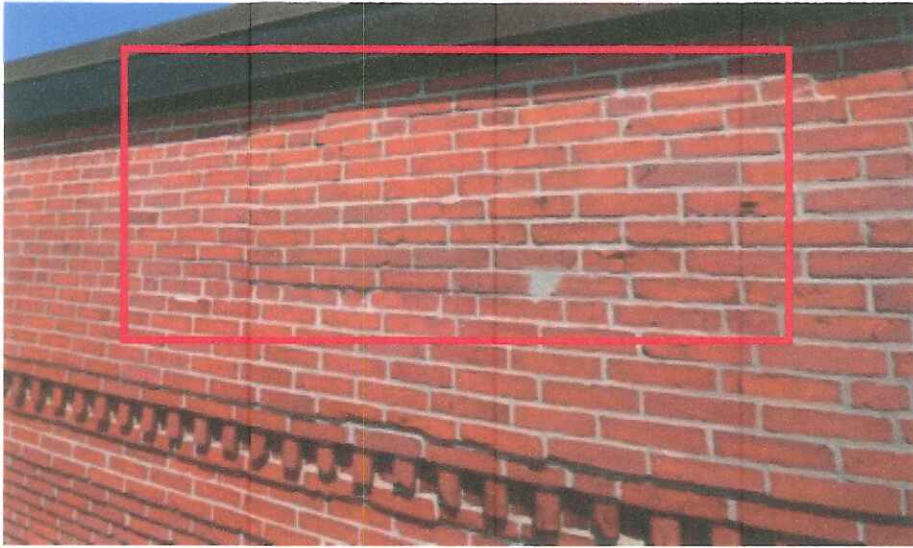


Open caulk joints at the outer face of the scuppers.



Damaged granite window header needs to be replaced.

Warren Avenue Building, West Elevation



Mortar at the chimney is very hard and is cracked in many areas. The workmanship of the brickwork is poor and the upper section of the chimney should be rebuilt.



Bulge in masonry parapet needs to be rebuilt.



Perimeter of vent needs to be caulked.



Hole in copper roof overhang needs to be repaired.

Warren Avenue Building, Main Roof



Lots of debris at the roof drain. This can lead to leaking into the flashings. Roof should be cleaned every few months given the decks.



Sealant at flange is open and needs to be re-sealed.



Sealant at flashing is open and needs to be re-sealed.



Parapet has many layers of roofing products on it including two layers of EPDM, asphalt, fiberboard over plywood.



New cap flashing needs to be added.



Base flashing needs to be added between siding and EPDM flashing.

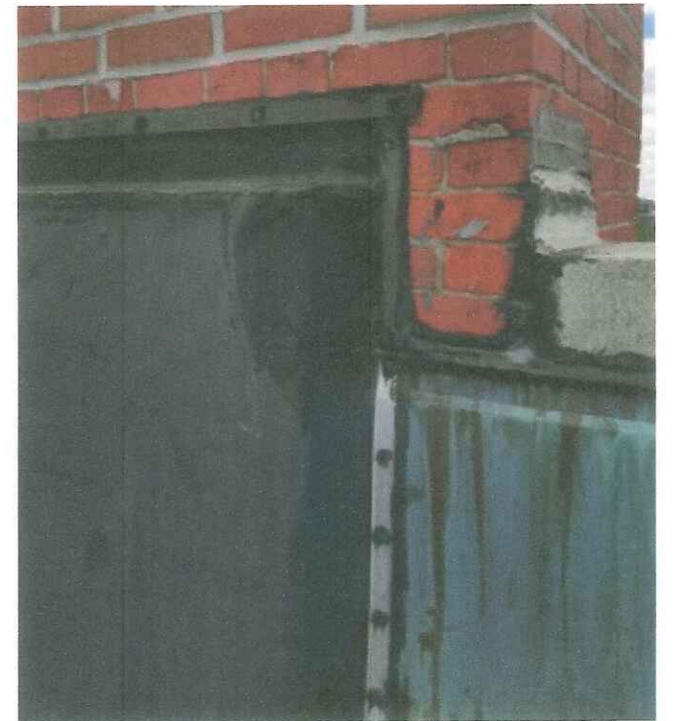
**Warren Avenue Building, Main Roof**



Flashing at the scupper perimeter and flashing has been patched with asphalt the is not compatible with the EPDM and will cause the EPDM to deteriorate.



Lots of debris on the roof can cause accelerated roof failure. Roof should be cleaned every few months given the decks.



New cap flashing needs to be added at termination bar.





**Scope of Work**

- 1. Rebuild outer wythe of brick from the top of the first floor to the top of the parapet including chimney at right side.
- 2. Replace rotted wood and scrape, caulk and paint wood at all store fronts.
- 3. Stairs at entry are to be scraped and painted.
- 4. Caulk wood to brick at all entries.
- 5. Replace trim and caulking at all windows.
- 6. Cut and point all mortar joints at first floor.
- 7. Install new flashing at lower wood cornice, full length.
- 8. Repair 25 square feet of brownstone approximately 1" deep.

4- 18 Clarendon Street, North Facing Elevation