



## CONSTRUCTION DEFECTS SOAK GARDEN APARTMENTS

Background	<p>Within a few years of occupancy, some of the residents of this luxury apartment complex on Long Island, New York began to complain of water leaks during storms and musty odors in their apartments. Initial complaints were addressed on a case-by-case basis, and repairs were made to prevent water intrusion where it was observed. A thermal imaging survey of the property indicated widespread water intrusion in this four-year-old community.</p>
Our Approach	<p>Rafferty &amp; James was retained by the Owner to determine the extent to which water intrusion had caused mold growth within the structure. Our investigation used moisture meters, thermal imaging, and intrusive and nonintrusive inspections of wall cavities.</p> <p>Our initial inspection indicated extensive mold growth in some wall cavities on wallboard, insulation, framing and oriented-strand board (OSB) sheathing. Further unit-by-unit inspections confirmed widespread damage. We developed procedures to remove moldy wallboard, rotted framing and OSB, and clean all effected materials, and documented compliance with these procedures.</p>
Benefits and Added Value	<p>Rafferty &amp; James documented its investigation, remediation specification, and contractor oversight to enable construction experts to specify the required build-back and document the completion of the project. We worked closely with the owner, construction engineer and manager, and remediation contractor to finish the project quickly, and to be able to assure residents that water and mold issues had been adequately addressed.</p>