



# 5

# the leaks

By looking up at the underside of the courtyard level, from the upper parking level [a “reflected ceiling plan”], one can see 40+ leak locations indicated in yellow, the predominance of which are diverted by galvanized channels, indicating that those leaks were already existing long before the 2005 conversion. Locations with plastic sheets indicate attempts by HW Maintenance to deflect leaking away from vehicles. Note that all the leaks find their way through the slab through gaps between the T-Joists—the gaps are indicated by blue lines.

The areas identified by oblong shapes—Topics 1, 5 and 6—indicate areas affecting wall surfaces more so than leaks from above, primarily along foundation walls.

**Topic 1** There is a rusted area at the top of the wall, below TH10 and part of TH9, that suggests a past history of water penetration along the edge of the townhome foundation walls. It’s possible, and likely, that the project of 2015/16 corrected this problem and what remains is purely aesthetic, although there is another problem area at the north corner below TH8, that warrants further investigation.

### Priority area 1

**Topic 2** Overhead leaks are located in relation to the courtyard-level planters, indicated in pale green. All leaks are directed towards the structural wall in the middle. The two yellow ovals are locations where dripping leaks are visible, but no attempt has been made to divert them. The blue oval is a perennial wet spot that corresponds to the worst of all the leaking areas, highlighted with a red outline.

**Topic 3** The squiggly purple line indicates a perennially wet rivulet of water along the 8” concrete structural wall, since the two slabs slope and divert all runoff to this wall, without any drainage. Evidence of water seeping into the concrete wall is noticeable on the west side of the wall and even at the lower parking level, below the purple line. This situation should be of greater concern than other areas, which might be more aesthetic in nature, but not likely to fail.

### Priority area 2

**Topic 4** Similar to Topic 2, there is a series of overhead leaks, most of which are diverted by galvanized channels and even cardboard. There is one area, indicated with the yellow rectangle, that seems to be a plastic tent covering several parking spaces. The correspondence with planters, above, is not as obvious as in Topic 2.

**Topic 5** Corresponding to the steps of the west side-entrance, the ceiling and wall of the upper garage level indicate discoloration and efflorescence that suggest that the waterproofing membrane underneath has been compromised. This area is the most difficult to assess by visual observation alone.

### Priority area 3

**Topic 6** Corresponding to the width of the porte-cochère and the planted area between the sidewalk, the ceiling and wall of the upper garage level, and the wall of the lower garage level, indicate discoloration and efflorescence that suggest that the waterproofing membrane along the foundation wall has been compromised. Large cracks along the edge of the foundation, and down the middle of the porte-cochère, are obvious points of water intrusion into the slab below and into the ground adjacent to the foundation.

**Recommendation** Verify the integrity of two typical, but extreme conditions—one for a planter, the other for a foundation wall—by authorizing two test pits to expose and extract samples of waterproofing membrane. We proceed from there.



Typical galvanized channel—pre 2005



Less fortunate galvanized channel



Typical plastic sheets



Abandoned light fixture in gap



Damage to floor at worst condition



Excessive plastic sheets like circus tent



Seepage at foundation wall below entrance

## Harrison West Condominium

Another preposterously quick turnaround from the Krochina/Bosch architectural design studio and bait shop “Leeches, our specialty,” with an epiphany moment from Janet Van Wess

Photos to the left, and underlined words, above, provide web links to example photos.

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