



31 May 2018

Mrs. Elizabeth Ransom  
1731 T Street NW, #1  
Washington, DC 20009

Project 180896.00 – 1731 T Street Northwest, Washington, DC Infiltration Assessment

Dear Mrs. Ransom:

On Friday, 25 May 2018, I performed a preliminary moisture infiltration assessment of portions of the existing residential condominium building located at 1731 T Street Northwest, Washington, DC. You asked me to provide recommendations regarding your condominium organization's concerns about continued moisture infiltration in the building. During our visit, you provided access to the basement level, upper level unit, and rear yard of the neighboring property to the east during our site visit.

## OBSERVATIONS

I observed the following conditions during my visit to the 1731 T Street Building:

1. I observed apparent long-term moisture staining and dampness in the basement level along the eastern party wall with a particular concentration of moisture along the party wall near the mid-point of basement space.
2. From the upper level condominium unit, I observed blistering and peeling of paint and plaster along the eastern party wall. The noted plaster at this location appeared to be applied directly to the eastern party wall masonry.
3. From the rear yard at the neighboring property to the east, I observed a rainwater leader extending into a below-grade drainage line near the location of the moisture infiltration identified in item #1 above. Site grading at the neighboring yard appeared to slope toward the party wall and likely promotes standing water or moisture along the adjacent party wall.
4. From the rear yard at the neighboring property to the east, I observed open mortar joints and masonry deterioration of the brick party wall along the full height of the exposed exterior brick surface.

## RECOMMENDATIONS

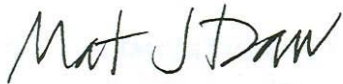
Based on the observations identified above, we believe that the noted moisture infiltration into the 1731 T Street property basement has been caused or exacerbated by the standing water and drainage conditions noted at the neighboring property to the east. Additionally, the noted

moisture infiltration into the upper level condominium unit appears to be a result of the poor masonry condition due to lack of maintenance of the shared party wall by the neighboring property owner to the east.

It is our understanding that the neighboring property will be undergoing a future development and significant renovation to include lowering of the adjacent basement, a horizontal expansion to the rear, and a vertical addition. It is likely that the noted deficiencies and observed moisture infiltration will be corrected by the neighboring property owner during the course of their proposed renovation and expansion. However, we recommend that a 3<sup>rd</sup> party review of the proposed construction effort take place in order to confirm that the issues are properly addressed.

Please contact me if you have questions regarding the observations and recommendations indicated above or if we can provide you with any additional assistance.

Sincerely yours,

A handwritten signature in black ink that reads "Mat J Daw". The signature is written in a cursive, slightly slanted style.

Matthew J. Daw, P.E., LEED AP  
Senior Principal  
DC License No. PE901523 (Structural)