

Project Summary

Retirement Community – Morrison

Situation

The property management company was tasked to find a contractor to repair damage related to construction defects in this 41-home community built in 1998.

Challenge

The scope of the damage was widespread. Enormous 600 square-foot, three-story high decks that could hold as many as 60 people were rotting, posing a safety hazard. Mold was growing under exterior sheathing. Stucco was cracked and discolored. Flashing and drainage planes had not been used to waterproof the building.

Solution

AGS Construction was hired to restore the buildings. Over the project term, AGS removed and rebuilt rotted decks. We re-graded the landscaping which was draining into the buildings' wood frames to abate mold growth. AGS replaced the sheathing on several of the buildings that had cracked and discolored stucco due to improper waterproofing.

Results

This project restored these buildings into attractive and safe housing for residents.

