

Project Summary

The Decatur Building - Keystone

Situation

The Homeowner's Association of this six-story building in the resort town of Keystone contacted AGS to repair water and ice damage and remedy the cause.

Challenge

Improper grading caused groundwater and snowmelt to seep inside the building. Poor roof draining caused winter ice damming damaging the metal roof. More than 25 years of harsh winters eroded the concrete surrounding the building. Windows and glass doors appeared smoky because of broken seals and frames. The EIFS coating on the exterior of the building had been applied incorrectly and flashing was installed improperly and did not direct water away from doors and windows.

Solution

AGS removed old concrete pads and poured new ones. We replaced sliding glass doors and windows exhibiting water seepage and repaired the metal roof, adding drainage where necessary. We stripped the gypsum sheathing on the building, replaced it and covered that with a new EIFS system. Sealants for doors, windows and all other dissimilar materials were applied. AGS then re-graded the landscape and built attractive stone retaining walls to stop erosion. After landscaping by planting trees, bushes and sod, we installed a sprinkler system for easy upkeep.

Results

This project put owner concerns about building integrity to rest and helped increase the value of this well-located, high-rise condo building.

