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STORM SAFE

Damage Assessment Consultants

Forensic Glazing Evaluations

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Expert Witness & Trial Support

Mrs. [redacted] Residence

[redacted] Beach, Florida

Installation Verification Inspection

FINAL – 3-25-22

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Table of Contents

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3/25/2022

Re: Installation Verification and Testing Structural Glazing Assessment

Mrs. [redacted]
1080 NE 180th Terr
[redacted] Beach, Florida 33162

TSSA Project # [redacted] - Installation Verification/Testing [redacted] Beach - 2022-2-23
Final Report Version – 3/25/2022

Dear Mrs. [redacted]

TSSA Storm Safe DAC Inc. (TSSA) conducted a detailed assessment and Forensic Installation Verification of the newly installed window and door systems at the [redacted] Residence located at 1080 NE 180th Terr in [redacted] Beach, Florida.

The inspection took place on the following date:

February 23rd, 2022

The scope of the TSSA inspection was to evaluate the installation practices, methodology, workmanship, and system disposition of the PGT Windows and Doors newly installed at the [redacted] Residence.

Present during our TSSA Storm Safe DAC Inc. inspection of the [redacted] Residence were Steven Browner (Vice President) from TSSA Storm Safe DAC Inc. and Consultant - Nick O'Halloran GC (O'Halloran Construction Services LLC.). Ivan Browner (TSSA President) assisted and monitored the inspection via Teleconference, interacting with the TSSA inspection team in real-time. Mr. [redacted] and Mrs. [redacted] were also present during the inspection.

Inspection Protocol, Methodology, and Compliance:

The TSSA Storm Safe DAC Inc. inspection protocol, field inspection methodology, analysis, and reporting are performed in general compliance with standards and recommendations set forth by ASCE, FEMA, ASTM, and FGIA/AAMA.

Inspection Protocol: In general compliance with ASCE/SEI 30-14 "Guideline for Condition Assessment of the Building Envelope," TSSA employed a systematic inspection protocol to document and notate the installation practices, methodology, workmanship, and system disposition of the installed glazed systems. The inspection protocol considered system installation, operational capacity, frame disposition, glazing disposition, and adherence to the main structure.

During the evaluation of the [redacted] Residence, TSSA inspectors employed the following protocol and procedures.

- To document, photograph, and evaluate the condition of the glazed systems, TSSA conducted a visual, non-destructive assessment, invasive forensic investigation of the newly installed glazed systems at the [redacted] Residence.
- Collected field dimensions of the [redacted] Residence to illustrate the structure's general configuration and the location of all the observed damage to the windows.
- Reviewed published NOA's (Notice of Acceptance) and project details of the installed systems at the [redacted] Residence.
- Prepare an in-depth inspection analysis of each glazed opening inspected, notating each specific type of installation, performance, and disposition issues witnessed during our site visit.
- Prepared Executive Findings report summarizing the field investigation results, analysis and conclusions.

- Make a repair/replace recommendation after analyzing the installation, performance, and disposition issues witnessed during our site visit following nationally recognized glazing industry-standard practices by applying glazing science, installation practices, and technology.

Overview of Site Conditions

The [redacted] Residence is a one-story single-family home located at 1080 NE 180th Terr [redacted] Beach, Florida 33162.

Background Information

The one-story structure was constructed via a slab-on-grade foundation, Masonry/CBS framing system, gable/hip shingled roof, and an exterior stucco finish. The interior return between the window frame and drywall was of a plaster material. According to the Miami-[redacted] Property Appraisers Office, the one-story family house was built in 1957 with a total gross square footage of 2,092 (1,460 sq. ft. under air conditioning.)

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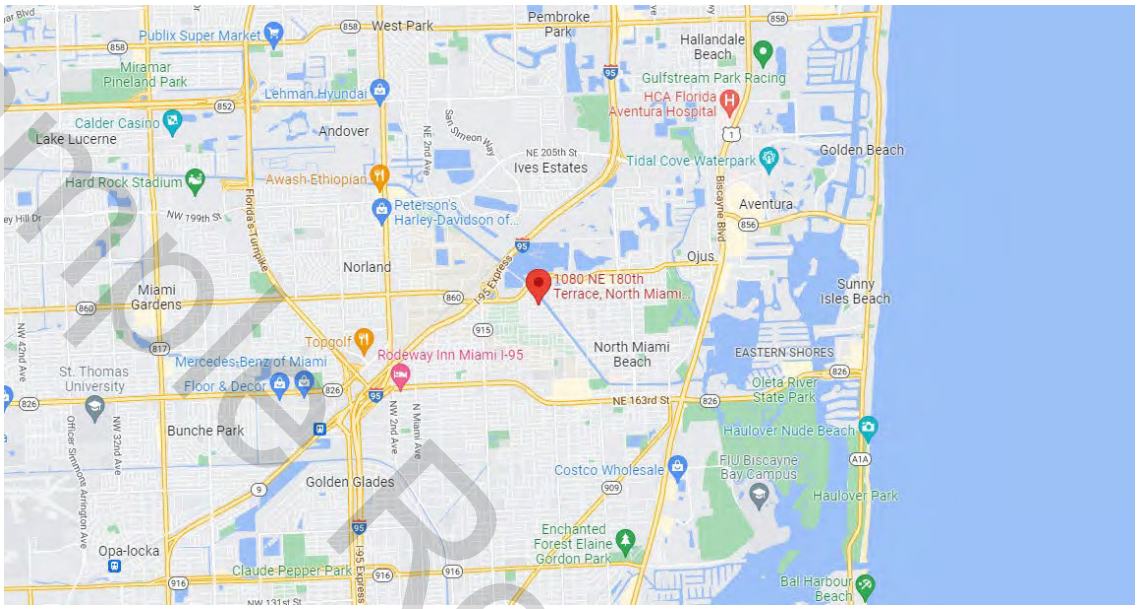
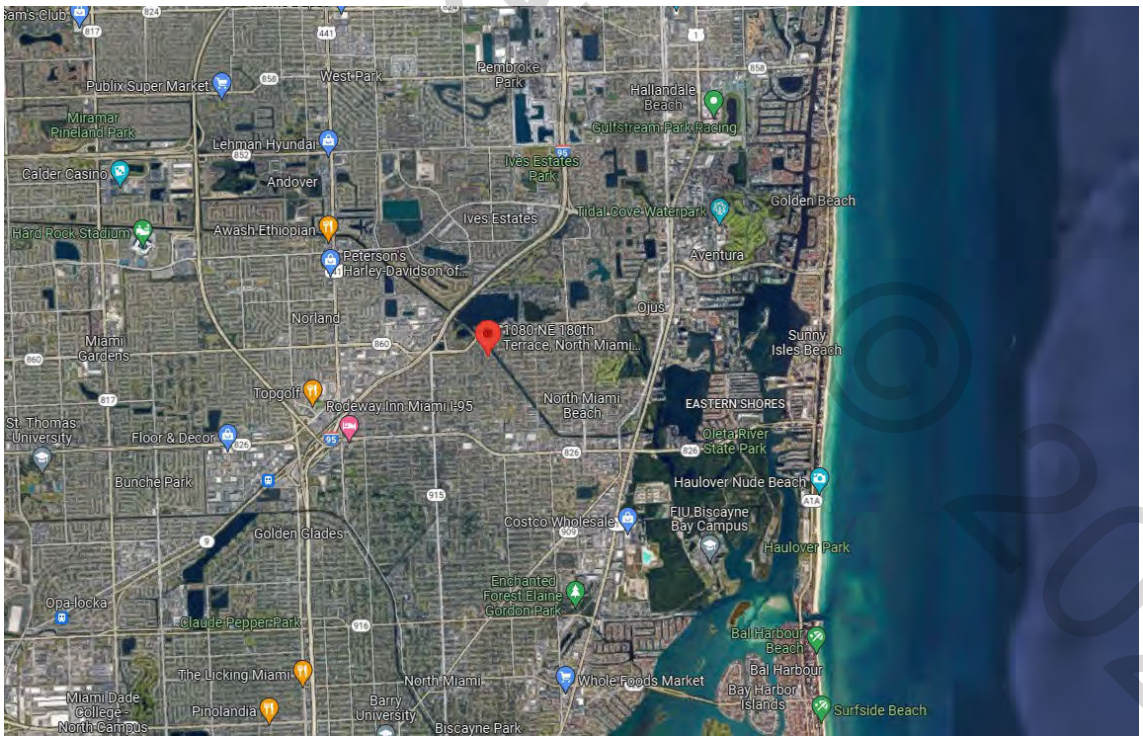
[redacted] Residence - [redacted] Beach





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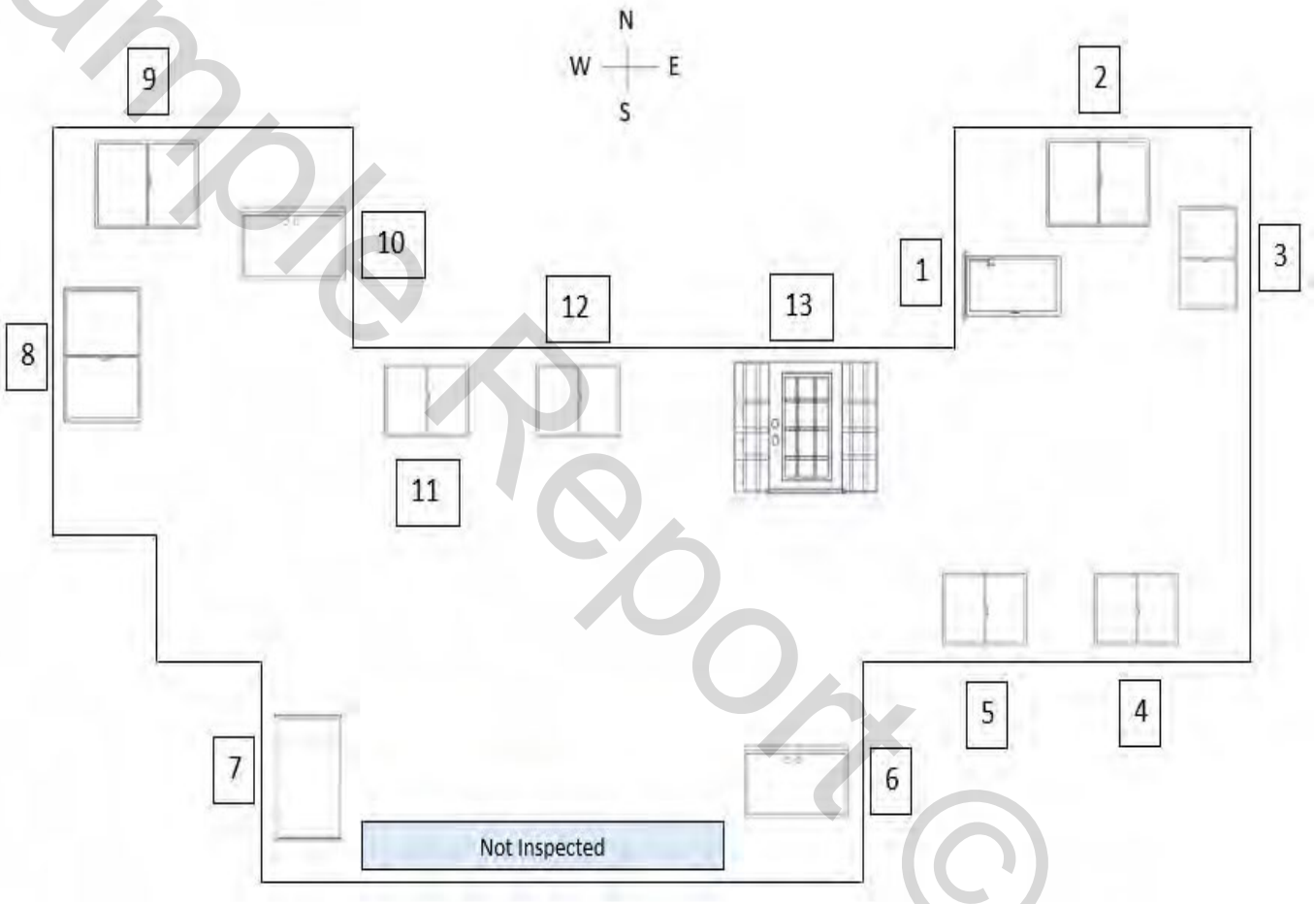
[redacted] Residence – Wall Map



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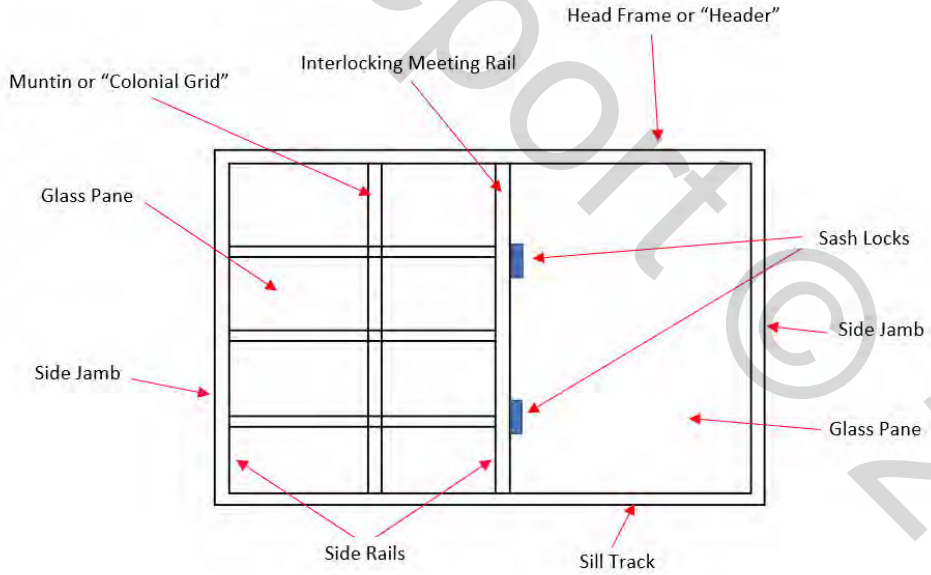
Manufacturer's Installed and System Nomenclature:

PGT Windows and Doors
Therma-Tru Doors

System TYPE	Series Number
Casement:	PGT Series "CA-740" Outswing Aluminum Casement Window - L.M.I.
French Door	PGT Series "FD-101" Aluminum Outswing French Door w/ wo Sidelites – L.M.I
Fixed Window	PGT Series "PW7720A" Aluminum Fixed Window – L.M.I.
Horizontal Roller	PGT Series "HR7710A" Aluminum Horizontal Sliding Window – L.M.I.
Single Door	Jeld-Wen Doors - Composite Edge Opaque Fiberglass Single Door - Impact

Horizontal Roller Window System



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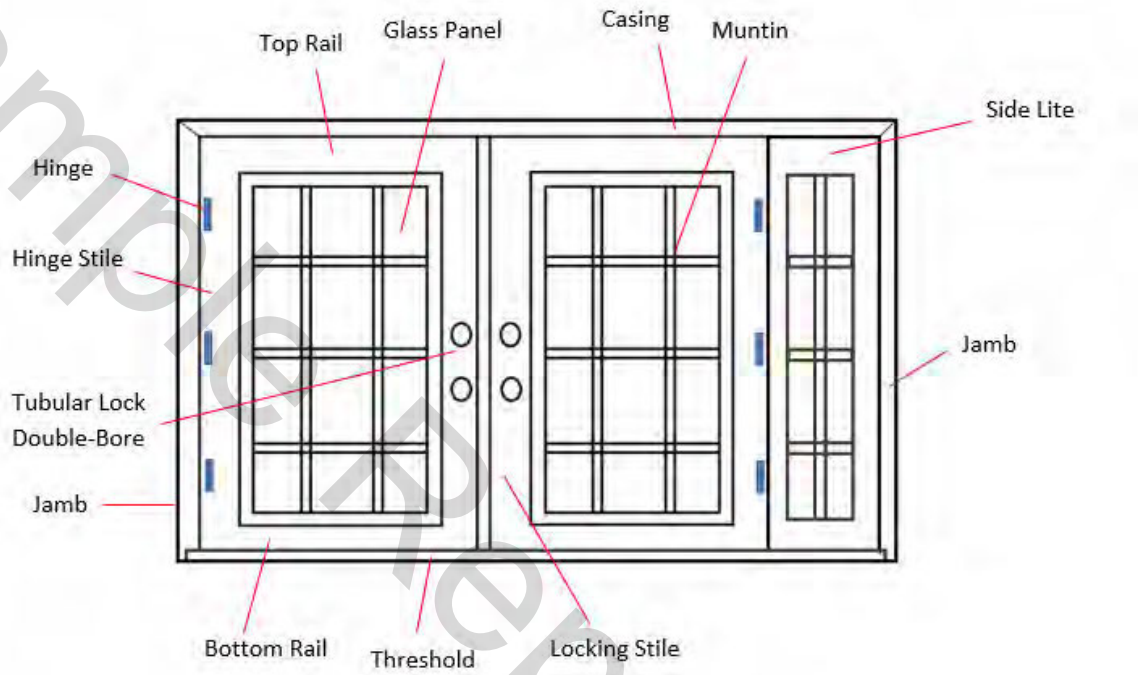
French Door System



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Mrs. [redacted]
1080 NE 180th Terr
[redacted] Beach, Florida 33162

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Inspection Sample Size - Number of Openings Inspected:

There are 13 glazed openings in the [redacted] Residence consisting of the following Window Types:

Casement Window System
Horzontal Roller Window System
Entry Door System
Picture Window System
French Door with 2 sidelites System

TSSA was able to investigate each type of window and door system installed in the structure.

TSSA inspectors were able to physically inspect 11 out of the 13 glazed systems installed at the [redacted] Residence. Therefore, the sample set of installed glazed systems investigated at the [redacted] Residence is equal to (84.6%) of the glazing openings.

Inspection Findings:

During the Installation Verification inspection performed at the [redacted] Residence, the following list of incorrect installation methods, practices and methodologies were identified:

NOTE – A complete analysis of each opening can be found in Exhibit A – Inspection Field Notes and Photographic Backup

1. Sill Riser is bent and separated from its installed positions.

   Sealant Disruption is witnessed at the sill riser to jamb connection point.

   Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation.

   A window system is developed, produced, and engineered with multiple inter-dependent systems that work together to create a structural load path. When one of these interdependent systems is damaged, the load path is disrupted, and the window system sits in a diminished state.

   When a window system is forced into an opening during installation, it puts stress on the framing assembly system, glazing system, and the installation (how the window is installed and integrates into the host structure.)

   The bending of the Sill Rail and subsequent sealant disruption are a symptom of the stress the window is experiencing by not properly fitting in the rough opening. This stress disrupts the engineered load path, which lowers the windows' ability to keep a congruent envelope of protection if the window system experiences an excessive force in the form of a high wind event.

2. Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices.

   According to ASTM E2112-19c “Standard Practice for Installation of Exterior Windows, Doors and Skylights – Section 5.14.2 Fasteners shall be installed to secure the unit under service conditions (weight, wind load, temperature variations, and so forth). It is not recommended that horizontal surfaces of flashings be penetrated with fasteners. Fasteners passing through the interior sill shall be sealed by putting sealant in the hole before the screw, then tightly installing the screw, then sealing

the top surface of the fastening head. Refer to manufacturer's instructions or construction documents in all cases. See 5.13 for further information.

As per the PGT NOA 18-0627.01 Series HR7710A Aluminum Horizontal Roller Window – LMI - Statement 5 pg. 1 of 19) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH TO ACHIEVE REQUIRED MIN. EMBEDMENT. SILL ANCHORS MUST BE SEALED. OVERALL SEALING & FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

Best Practices for caping installation fasteners recommend a "silicon-based" or "Poly-Urethane" sealant with a high Modulus of elasticity. This type of sealant can allow movement created by Thermal Stress, building settlement, and load imparted by system movement during high wind events and remain in a state of adhesion to resist water infiltration.

3. System Frame Fastener Hole does not have a conical to receive the fastener head.

   Fasteners not seated within Conical.

   Fasteners have a calculated depth of embedment that creates the load path's stability and strength. Therefore, if the Fastener Head is not in full contact with the frame member, the fastener load capacity is diminished as the embedment is not at its full calculated capacity.

4. Frame is not completely supported.

   No Bucking was installed between substrate and aluminum frame.

According to the 2017 Edition of the FBC "Florida Building Code" Section R609.7.2.1 Masonry, Concrete or other structural substrate - Where the wood shim or buck thickness is less than 1-1/2 inches (38 mm), window and glass door assemblies shall be anchored through the Jamb, or by jamb clip and anchors shall be embedded directly into the masonry, Concrete or other substantial substrate material. Anchors shall adequately transfer load from the window or door frame into the rough opening substrate [see Figures R609.7.2(1) and R6097.2(2)].

Where the wood shim or buck thickness is 1-1/2 inches (38 mm) or more, the buck is securely fastened to the masonry, Concrete or other substantial substrate, and the buck extends beyond the interior face of the window or door frame, window and glass door assemblies shall be anchored through the Jamb, or by jamb clip, or through the flange to the secured wood buck. Anchors shall be embedded into the secured wood buck to adequately transfer load from the window or door frame assembly [see Figures R609.7.2(3), R6097.2(4) and R609.7.2(5)].

FBCR609.7.2.2 - Wood or other approved framing material. Where the framing material is wood or other approved framing material, window and glass door assemblies shall be anchored through the frame, or by frame clip, or through the flange. Anchors shall be embedded into the frame construction to adequately transfer load.

5. No Shims were used during installation.

As per the PGT NOA 18-0627.01 Series HR7710A Aluminum Horizontal Roller Window – LMI - Statement 6 pg. 1 of 19. - 1/4" MAX. SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.

6. Weeping system was rendered un-functional from the interior of the sill track with Cementous material.

   According to ASTM E2112-19c "Standard Practice for Installation of Exterior Windows, Doors and Skylights – Section X2.2 Weep Holes and Weepage Path - X2.2.1 Maintain free drainage openings for weep holes and weepage drain paths. Do not block weep holes with insulation. Install insulation so that it does not get wet from weepage at weep holes and weepage paths. Do not seal weep holes or pan flashing drainage outlets with sealant.

7. Anti-Lift device not installed as per NOA.

   An Anti-Lift device is recommended by Best Practices when installing a Horizontal Roller Window System to limit the ease of removing the operational panel of a Horizontal Roller System. When the Anti-Lift device is properly installed, you would have to move the operational panel to the fully opened position to remove the panel from the frame track. The is an important security and theft deterrent built into the engineering of a Horizontal Roller Window System

8. Window was installed over old stucco, and new stucco was installed after window was installed. As a result, the primary seal between the window and the old stucco was not adhering upon inspection.

   Sealant Adhesion Failure on both the Exterior Stucco and the aluminum frame.

   As stucco is a Cementous material, proper cleaning was not performed, leaving excessive Granular residue on the original stucco finish. This Granular Residue did not allow the sealant used during the installation of the window systems to form a proper adhesion bond between the installed window system's frame and the pre-existing stucco. Due to this fact, the primary seal (first point of contact between the window system and the host structure) was never correctly set.

If the primary seal is not set, the window is not seated correctly in the Rough Opening. This is a significant cause of water infiltration between the window frame and the stucco exterior.

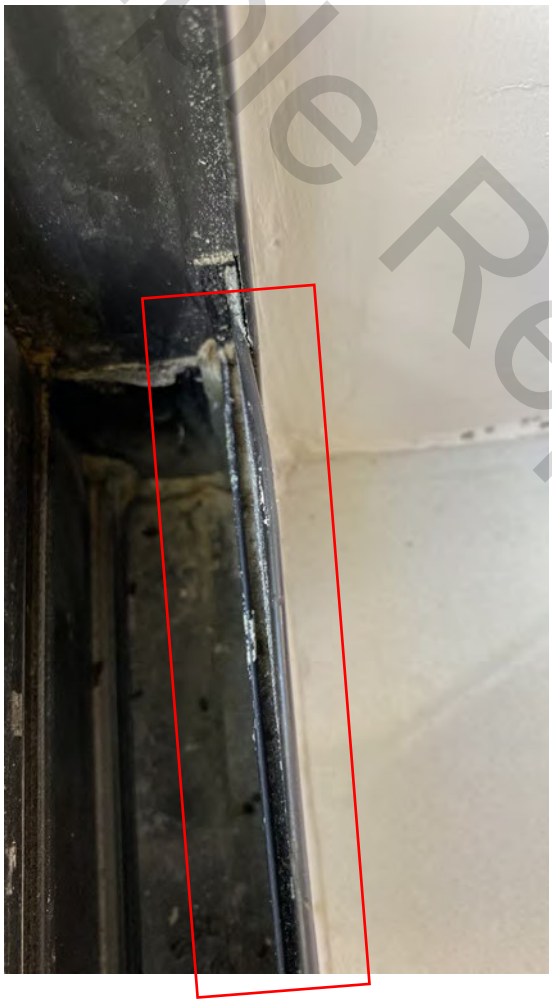
According to ASTM E2112-19c "Standard Practice for Installation of Exterior Windows, Doors and Skylights – Section 5.18.11 Sealants – Selection and Use: Surfaces must be clean, dry and sound for adequate sealant adhesion. Remove dust, dirt, and other loose particles by brushing or wiping. Remove oily substances by wiping with a solvent dampened cloth. Change cloths frequently to prevent re-deposition and wipe dry with a clean cloth before solvent evaporates from the surface. Use caution when handling any solvent; be sure to understand and follow any safety statements on the solvent container. Be sure the solvent is compatible with, and will not attack, the surfaces. Abrasive cleaning may be required to obtain a sound, clean surface. Sanding, wire brushing, grinding, or cutting can be used to expose a good surface. Old sealant is removed by cutting or scraping. Silicone sealant residue must be removed by abrasion followed by a thorough cleaning with solvent. Be sure to allow residual solvent in porous surfaces to evaporate before applying sealant.

9. Frame was Torqued due to no Shims being used to the point of affecting the glazing leg pulling the frame member away from the installed glass lite.

   According to ASTM E2112-19c "Standard Practice for Installation of Exterior Windows, Doors and Skylights – Section 5.14.7 "The installation of fasteners or fastening systems shall not cause excessive distortion (1⁄16 in. (1.6 mm)) of any frame or sash member, nor in any way impede the operation of the unit."

Sill Riser is bent and separated from its installed positions.

Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation.



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Frame Bending and Sealant Disruption is witnessed at the sill riser to jamb connection point and Glazing Style.

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Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices.

System Frame Fastener Hole does not have a conical to receive the fastener head.

Fasteners not seated within Conical.

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Frame is not completely supported.

No Shims were used during installation.

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Weeping system was rendered un-functional from the interior of the sill track with Cementous material.

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Window was installed over old stucco, and new stucco was installed after window was installed. As a result, the primary seal between the window and the old stucco was not adhering upon inspection.

Sealant Adhesion Failure on both the Exterior Stucco and the aluminum frame.

The frame was Torqued due to no Shims being used to the point of affecting the glazing leg pulling the frame member away from the installed glass lite.

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Conclusions:

The professional Opinion of TSSA Storm Safe DAC Inc. is that the windows installed at the [redacted] Residence were installed incorrectly and need to be removed and re-installed to create a watertight exterior envelope of protection.

Mrs. [redacted] purchased high-quality Code Rated Impact Resistant Windows and Doors. However, for Code Rated Windows and Doors to adequately protect a structure, they need to be installed by following the published manufacturer's installation instructions and ASTM and FGIA/AAMA Best Installation Practices.

The multiple installation errors witnessed during our TSSA Forensic Installation Verification demonstrate that the newly installed windows cannot perform as per their tested specification and design criteria.

The performance of Code Rated windows to protect a structure during a High Wind Event is dependent on integrating the glazed system properly within the host structure. The PGT windows installed in the [redacted] Residence are engineered by combining several interdependent systems such as the glazing system (glass), assembly system (how the framing system is assembled,) and installation system (how the system is installed into a structure.) Furthermore, for the PGT windows to perform their function in protecting the host structure during a High Wind Event, the window systems and doors need to be adhered to the host structure as per the manufacturer-approved and tested installation methods, as well as ASTM, FGIA/AAMA industry-accepted best installation practices. When a glazed system is correctly installed into a structure, it creates a sustainable load path integrating the glazing system with the rest of the primary structure.

Unfortunately, the problematic installation methodology, practices, and frame damage notated during the [redacted] Residence investigation have not adequately created an integrated load path adhering the windows and doors to the host structure.

The professional opinion of TSSA Storm Safe DAC Inc. is that the installation practices and methodology utilized to install the PGT Windows at the [redacted] Residence leave the structure in peril of structural damage in the event of a Hurricane or High Wind Event. This dangerous situation needs to be remediated per an engineered approved repair protocol.

The professional recommendation of TSSA Storm Safe DAC Inc. is that incorrectly installed and damaged PGT windows need to be removed from their openings and re-installed based on manufacturer instructions and industry best practices as put forth by FGIA/AAMA and ASTM.

As a part of this report, TSSA Storm Safe DAC Inc. has published a recommended remediation protocol to adequately remedy the issues discovered during our Forensic Installation Verification and Water Resistance Performance Testing.

Each step listed in the TSSA remediation recommendations (see below) requires a high level of care and professional attention. The TSSA recommendation is a guide to be followed to create an industry-approved remediation protocol.

All work should be performed by a State of Florida Licensed Contractor with extensive experience in performing proper Glass and Glazing installation best practices.

Repair Remediation

Windows –

1. Remove windows completely and clean all existing sealant and caulk from the frame.
2. When windows are out – use a wire roller or brush to clean all existing paint residue down to bear stucco
3. Prepare Masonry Opening with liquid applied flashing as per the recommendation of AAMA Best Practices.
4. Install Code-approved pressure-treated bucking that will support the new frame as per Florida Building Code.
5. Cut out Plaster return – to allow the proper installation of shims.
6. Re-install window as per NOA
7. Complete Exterior and Interior Sealing

8. Follow Manufacturer Installation Method and Best Practices as put forth from FGIA/AAMA for window installation within Extreme Wind/Water Conditions.

Dented Windows (Frame damage from incorrect installation)-

1. Remove windows completely and clean all existing sealant and caulk from the frame.
2. Check Framing joints and internal screw splines for level and true assembly. If frames exhibit permanent set rotation of framing joints, the system cannot be repaired due to internal screw spline disruption. (A New System Must be Installed in the Opening.)
3. When windows are out – use a wire roller or brush to clean all existing paint residue down to bear stucco
4. Prepare Masonry Opening with liquid applied flashing as per the recommendation of AAMA Best Practices.
5. Install Code-approved pressure-treated bucking that will support the new frame as per Florida Building Code.
6. Cut out Plaster return – to allow the proper installation of shims.
7. Install New Window as per NOA
8. Complete Exterior and Interior Sealing
9. Follow Manufacturer Installation Method and Best Practices as put forth from FGIA/AAMA for window installation within Extreme Wind/Water Conditions.

NOTE – If a window is removed and damaged beyond repair, installing a new window in the opening is the only remedy.

Limitations – The contents of this installation verification assessment report are intended for the use of Mrs. [redacted] and his representatives or clients. TSSA Storm Safe Inc. assumes no liability for the misuse of this information by others. The professional opinions and recommendations included within this installation verification assessment report are based on the results and interpretations of the forensic investigation, Testing, and data collection activities performed at the site. TSSA Storm Safe Inc. reserves the right to update this letter should additional information become available.

MOISTURE METER TECHNOLOGY – The Ryobi Model # E49MM01 Moisture Meter Gauge and General 4-in-1 Pin/Pad RH Moisture Meter Model # MMH800 were utilized for the sole purpose of the TSSA Storm Safe Inc. inspector to document the presence of moisture in and around the Glazed System Specimen in order to validate his remarks on Moisture Intrusion, Damage, and Penetration. No Microbial, Bacterial, Environmental, or other scientific data was investigated, interpreted, and otherwise implied by the Testing, data gathering, and investigation completed with the Ryobi Model # E49MM01 Moisture Gauge or General 4-in-1 Pin/Pad RH Moisture Meter Model # MMH800.

Closing Statement - The opinions authored in this installation verification assessment report are a direct result of Ivan Browner (TSSA's President) and TSSA Storm Safe DAC Inc.'s background, training, and combined experience, which spans over 70 years in all facets of the glazing industry. TSSA Storm Safe DAC Inc. has inspected over 500,000 windows, sliding glass doors, curtain walls, storefront systems, and architectural products in multiple states.

As the author of this condition damage assessment report, the basis for the opinions expressed herein are to a reasonable degree of professional certainty. However, TSSA Storm Safe DAC Inc. reserves the right to update this report should additional information become available.

The TSSA Storm Safe DAC Inc., glazing installation verification assessment of the [redacted] Residence was performed by the TSSA Storm Safe Inc. Field Inspection Team under my direct supervision.

Attached to this Glazing Testing Report are the following exhibits:

Exhibit A – Inspection Field Notes and Photographic Backup
Exhibit B – Ivan Browner Curriculum Vitae
Exhibit C – TSSA Storm Safe Inc. Curriculum Vitae
Exhibit D – TSSA Storm Safe Inc. Expert Witness Fee Schedule
Exhibit E – References

TSSA Storm Safe DAC Inc. appreciates this opportunity to have assisted Mrs. [redacted] with this investigation. Please call if you have any questions concerning this information.

Sincerely,

Ivan Browner

Ivan Browner, FMPC, IMPC
President
TSSA Storm Safe DAC Inc.

Exhibit A

Field Inspection Notes and Photos

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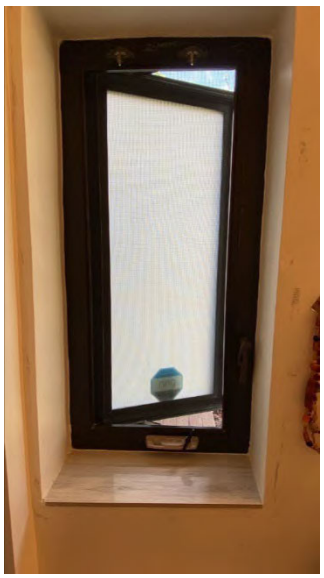
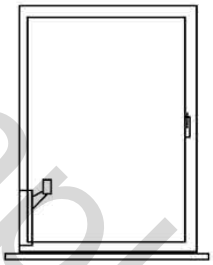
Window Map Location - 1



Casement Window System- 19 x 38



Observations:

Tapcons are corrected size and manufacturer based on NOA
Interior Reveal is Solid Plaster over solid Concrete
Window Frame Fastener Holes are not countersunk to create a conical receiver for the fastener head to sit-in

Damages Identified – Inside

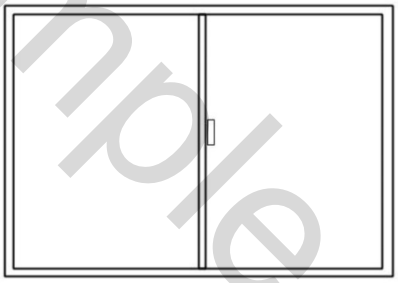
Thumb Turn operation is impaired
The flip Lock mechanism operation is impaired

Damages Identified – Outside

Casement Vert is visually bowed in the closed position
Casement System is out of square
Window is installed out of true
Window was installed over old stucco, and new stucco was installed after the window was installed. The primary seal between the window and the old stucco was not adhering upon inspection

Window Map Location - 2

Horizontal Roller
Window System- 74 1/2 x 38 1/2



Observations:

Tapcons are corrected size and manufacturer based on NOA
System operates smoothly

Damages Identified – Inside

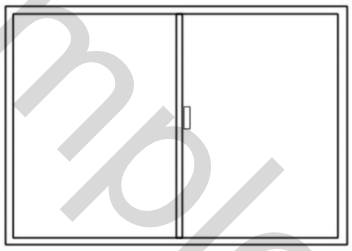
Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point
Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation
Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices
System Frame Fastener Hole does not have a conical to receive the fastener head
Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation
The weeping system was rendered un-functional from the interior of the sill track with Cementous material
Anti-Lift device not installed as per NOA

Damages Identified – Outside

Window was installed over old stucco, and new stucco was installed after window was installed. The primary seal between the window and the old stucco was not adhering upon inspection.
Sealant Adhesion Failure on both the Exterior Stucco as well as the aluminum frame

Window Map Location - 3

Horizontal Roller
Window System- 37 1/2 x 38 1/2



Observations:

Tapcons are corrected size and manufacturer based on NOA
Frame Engulfed by the interior reveal

Damages Identified – Inside

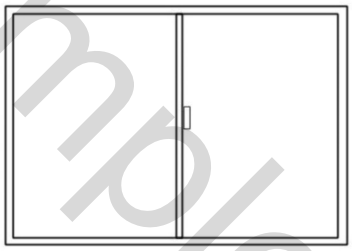
Anti-Lift device not installed as per NOA
Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation
Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices
System Frame Fastener Hole does not have a conical to receive the fastener head
Hex Head Screws witnessed in the sill. This is against the NOA as it only calls for Flat Head Screws in the Sill Region
The weeping system was rendered un-functional from the interior of the sill track with Cementous material
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation
Frame is not completely supported
Fasteners were turning by fingertips only

Damages Identified – Outside

The weeping system was rendered un-functional from the interior of the sill track with Cementous material

Window Map Location – 4

Horizontal Roller
Window System- 53 x 38 1/2



Observations:

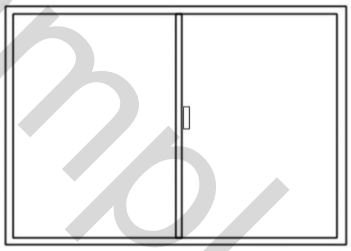
Multiple types and manufacturers of Tapcons are used in the installation
Tapcons are corrected size based on NOA
Frame Engulfed by the interior reveal

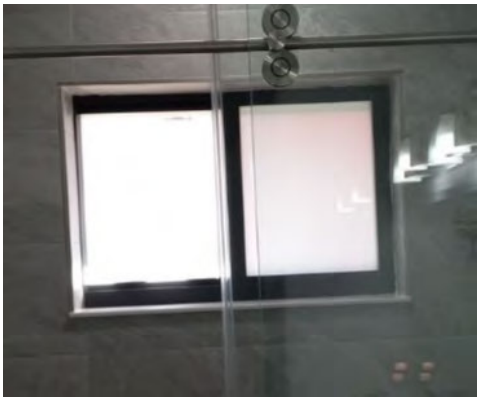
Damages Identified – Inside

The weeping system was rendered un-functional from the interior of the sill track with Cementous material
Fasteners not seated within Conical
Left Jamb is bucked with a NON-Pressure Treated white wood 2 x. which the installer used to make the opening smaller
Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices
Anti-Lift device not installed as per NOA
Rolling Track is slightly warped

Window Map Location - 5

Horizontal Roller
Window System- 37 1/2 x 26





Observations:

Tapcons are corrected size and manufacturer based on NOA
Tile Return

Damages Identified – Inside

Fasteners not seated within Conical

Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices

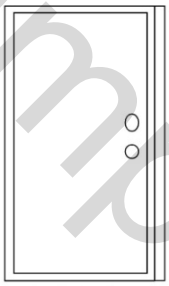
The weeping system was rendered un-functional from the interior of the sill track with Cementous material

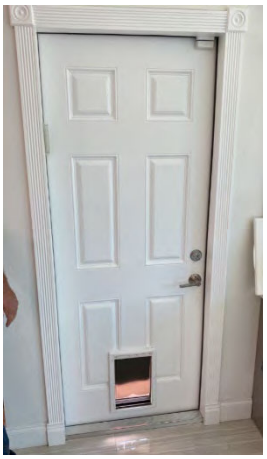
Anti-Lift device not installed as per NOA

Damages Identified – Outside

Window Map Location - 6

Left Outswing Entry Door System- 36 x 81 1/2





Observations:

This Door Specimen was not reflected on the Permit Pack and NOA supplied by the installer. The NOA was for a Therma-Tru Door, but Jeld-Wen manufactured this door.
Tapcons are corrected size based on NOA
Right Jamb is double bucked (¼ in buck & ¾ in additional buck)
Left Jamb is ¾ in buck
Hinge Fastener cluster installed correctly

Damages Identified – Inside

Door Wobbles not getting good compression on gasket when the door is closed
Only Fasteners on the Left (Hinge Jamb) are in the hinges – no Jamb fasteners
Frame is not completely supported
Buck does not come to the edge of the frame
Buck on the left and right Jamb does not go all the way to the head
Anchors on the Header are installed through the thinnest part of the door. As per the NOA, they should be installed through the thickest part of the door
Striker Plate is incorrect
Mortising out for lock is incorrect
Crack witnessed at the Header of this system. Wood Putty was applied as a temporary repair.

Damages Identified – Outside

Window Map Location - 7

Picture Window System- 104 1/2 x 49 1/2

Observations:

Tapcons are corrected size and manufacturer based on NOA

Damages Identified – Inside

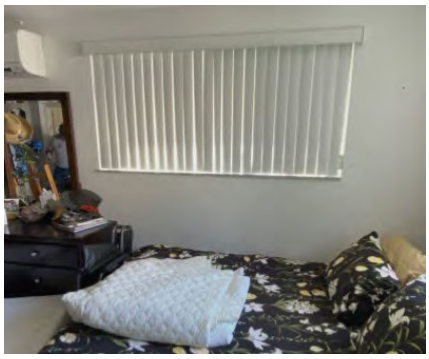
No Bucking witnessed at Header
The system is installed into Yellow Pine (non-pressure treated) to a tie beam.
No Shims were witnessed between Head Frame and Yellow Pine
The frame was Torqued due to no Shims being used to the point of affecting the glazing leg pulling the frame member away from the installed glass lite.
Sill Fastener Head appears to be covered with a hard, dense plastic material, not specified sealant as per best practices

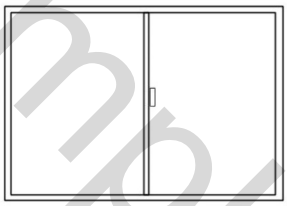
Damages Identified – Outside

The frame was Torqued due to no Shims being used to the point of affecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing is visually evident.
Glass stop disruption caused by frame bowing
Chips evident in the glass

Window Map Location - 8

Horizontal Roller Window System- 74 1/2 x 38 1/2





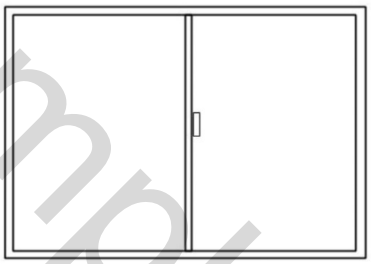
Observations:

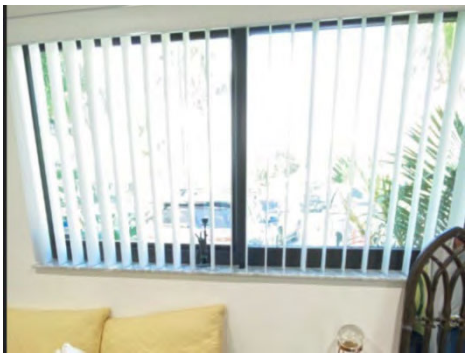
Interior Not Accessible during the inspection

HTTP://WWW.TSSA-STORMSAFE.COM
I.BROWNER@TSSA-STORMSAFE.COM

Window Map Location - 9

Horizontal Roller Window System- 74 1/2 x 38 1/2





Observations:

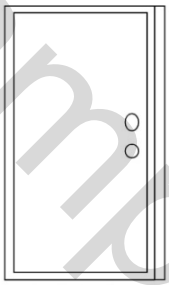
Interior Not Accessible during the inspection

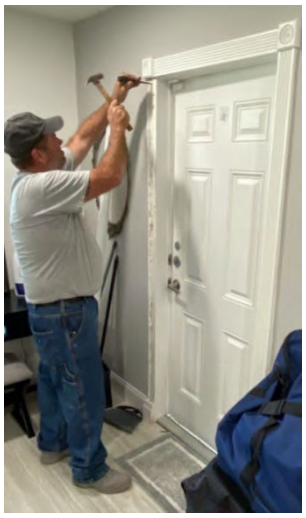
Damages Identified – Inside

A notch in the Marble Sill from the previously installed Mull Bar allowed for a visual inspection under the sill.
No wood was witnessed under the sill of the new system.

Window Map Location - 6

Right Outswing Entry Door System- 36 x 81 1/2





Observations:

Jamb is double bucked

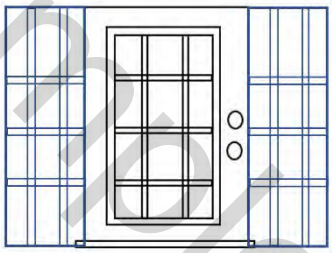
Damages Identified – Inside

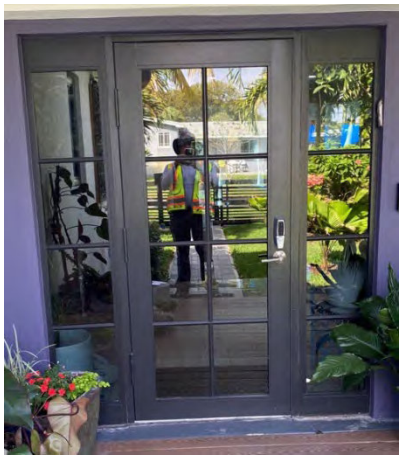
Frame is not completely supported
Installer Filled Void between Door with Drywall Mud
Fastener Inspection is difficult because of the presence of Drywall Mud
Water Staining Evident
Active Water Leaks Visible
installer added a screw into the anti-break in mechanism of the hinge
the door is now warped toward the striker plate by approx. 3/16 in
The door was out of Plumb, Level, and Square.

Damages Identified – Outside

Window Map Location - 13

French Door with 2 sidelites - 70 x 84





Observations:

Wood Substrate around the entire door
Pressure-treated sill plate
2 x 4 stud with a 1 x 4 attached to it

Damages Identified – Inside

Borescope inspection shows Active leaks and holes in the sealant
Sealer installed on stucco, not a sealant
Head Frame member does not have conical
Incorrect number of Anchors used during installation
1 1/2” crack witnessed at Left Jamb Sidelite caused by improper installation of the fastener

Damages Identified – Outside

Low Adhesion of Sealant
Opening was not Cleaned Properly before Sealant Application

Ivan Browner

TSSA Storm Safe DAC Inc

2/28/2022 | 318 Photos

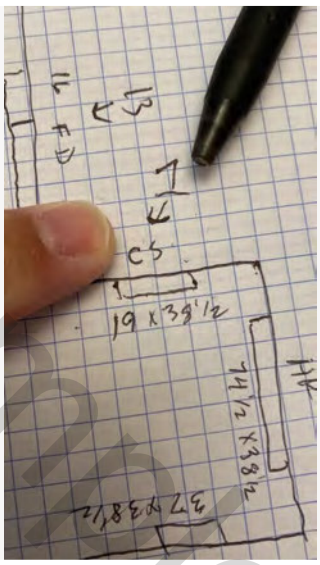
STORM SAFE

Damage Assessment Consultants

Mrs. [redacted]

Specimen 1

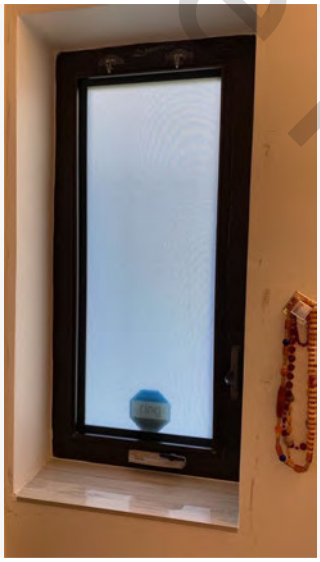
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:50am
Creator: Steven Browner

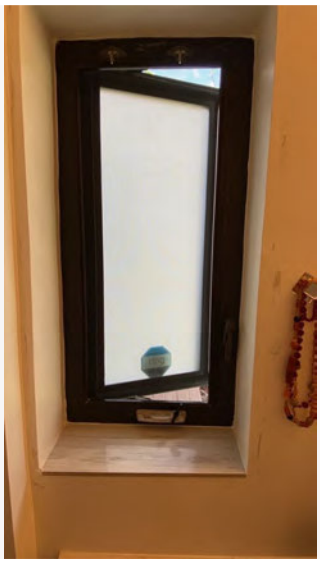
2



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:50am
Creator: Steven Browner

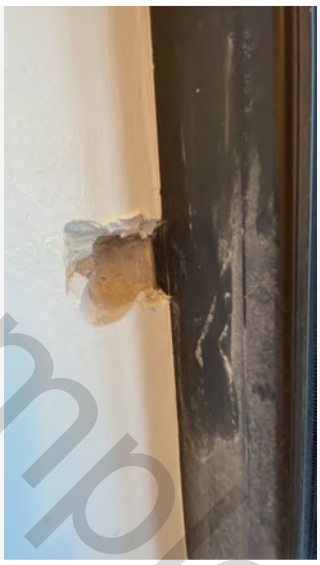
3



Specimen has impaired operation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:50am
Creator: Steven Browner

4



Cutting into Reveal for Observations
NOTE - this Reveal is Plaster over Concrete not Drywall

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:55am
Creator: Steven Browner

5

Cutting into Reveal for Observations
NOTE - this Reveal is Plaster over Concrete not Drywall

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:59am
Creator: Steven Browner

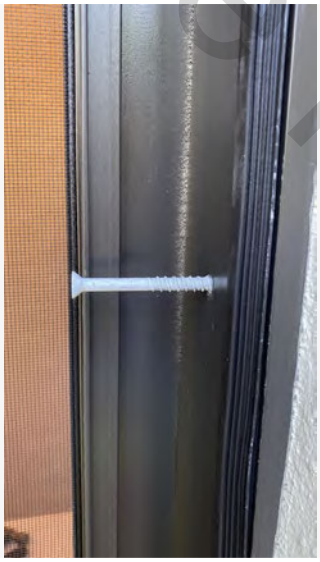
6

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:59am
Creator: Steven Browner

7

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 0:59am
Creator: Steven Browner

8



Fastener Inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:02am
Creator: Steven Browner

9

Correct Fastener as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:03am
Creator: Steven Browner

10

Correct Fastener as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:03am
Creator: Steven Browner

11

Re-installing Fastener after inspection

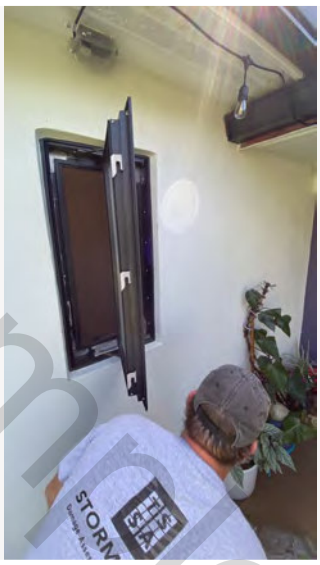
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:04am
Creator: Steven Browner

12

Checking Fastener Embedment

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:04am
Creator: Steven Browner

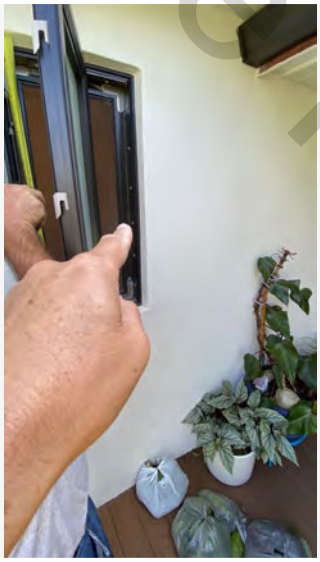
13



Examining Window for Square and True

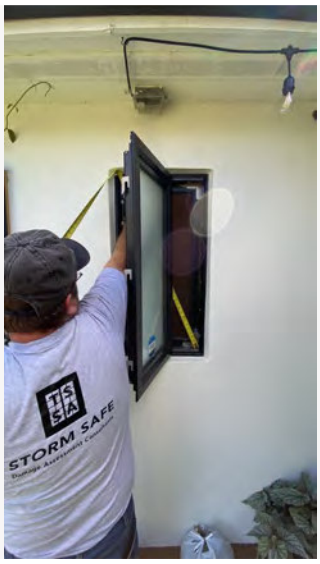
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:04am
Creator: Steven Browner

14



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:04am
Creator: Steven Browner

15



Checking window for square

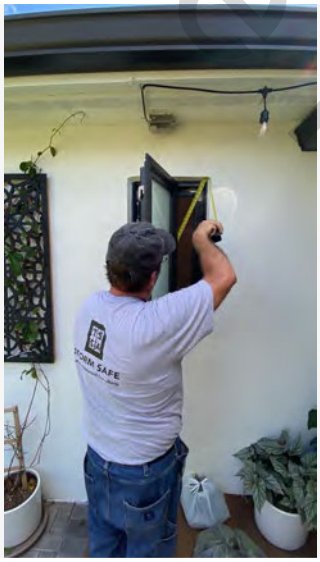
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:06am
Creator: Steven Browner

16

Window is installed out of square

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:06am
Creator: Steven Browner

17



Checking window for square

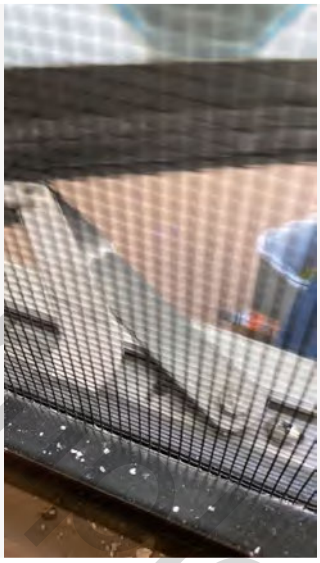
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:07am
Creator: Steven Browner

18

Window is installed out of square

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:07am
Creator: Steven Browner

19



Inspecting Casement Split Arm operator and casement hinge for proper operation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:09am
Creator: Steven Browner

20

Inspecting Casement Split Arm operator and casement hinge for proper operation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:09am
Creator: Nick O'Halloran

21

Inspecting Casement Split Arm operator and casement hinge for proper operation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:09am
Creator: Nick O'Halloran

22

Casement Operation was impaired

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:09am
Creator: Nick O'Halloran

23

Casement Vent was visibly bowed

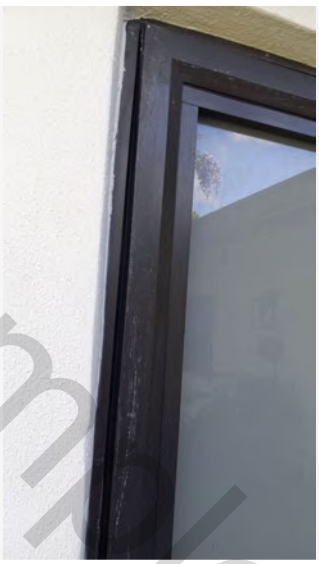
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:10am
Creator: Nick O'Halloran

24

Set as Cover Photo
Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:10am
Creator: Nick O'Halloran

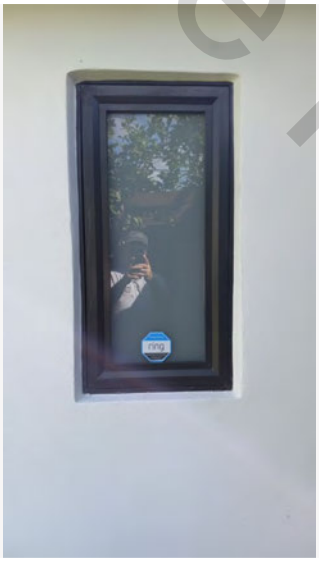
25



Set as Cover Photo
Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:10am
Creator: Nick O'Halloran

26



Casement was visibly bowed and exhibited an impaired operation. The window had to be closed from the outside to completely shut the casement and lock it.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:11am
Creator: Nick O'Halloran

27

Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:11am
Creator: Nick O'Halloran

28

Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:11am
Creator: Nick O'Halloran

29

Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:11am
Creator: Nick O'Halloran

30

Casement Vent was visibly bowed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:11am
Creator: Nick O'Halloran

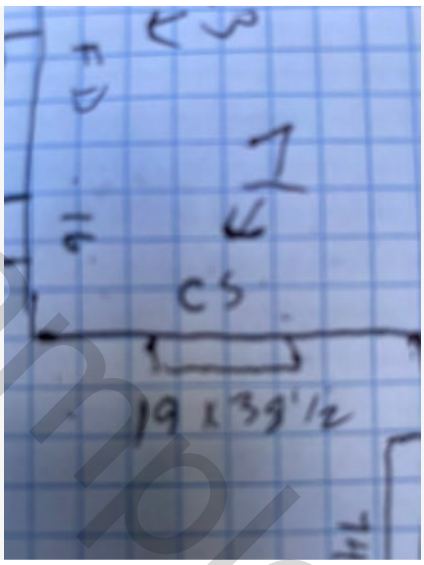
31

Flip Lock operation is impaired

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:12am
Creator: Steven Browner

Specimen 1 - Exterior

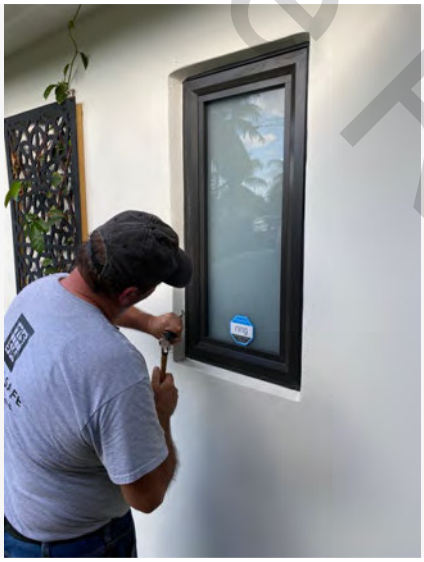
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:26am
Creator: Steven Browner

2



Removing exterior Stucco Reveal to inspect window installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:26am
Creator: Steven Browner

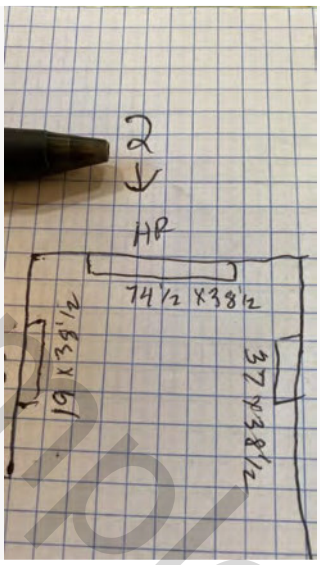
3

Window was installed over old stucco and new stucco was installed after window was installed. Primary seal between the window and the old stucco was not adhering upon inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:27am
Creator: Steven Browner

Specimen 2

1



Specimen Location on Wall Map

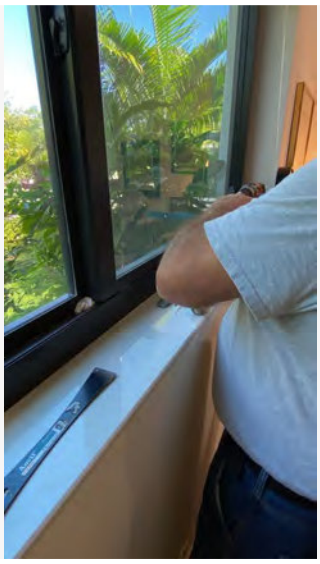
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:15am
Creator: Steven Browner

2

Overview of Sample Specimen

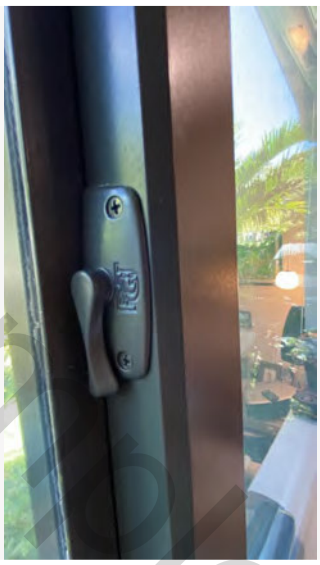
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:15am
Creator: Steven Browner

3



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:17am
Creator: Steven Browner

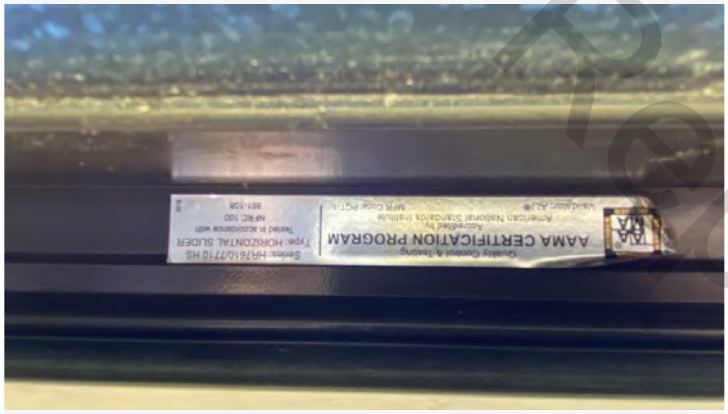
4



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:17am
Creator: Steven Browner

5

AAMA Certification Sticker showing System Manufacturer and Series and Specification

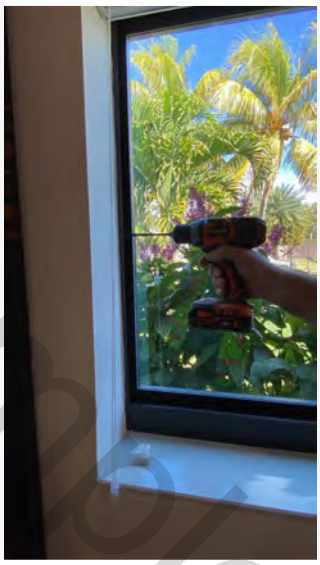


Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:17am
Creator: Steven Browner

6

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:18am
Creator: Steven Browner

7



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:18am
Creator: Steven Browner

8

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

9

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

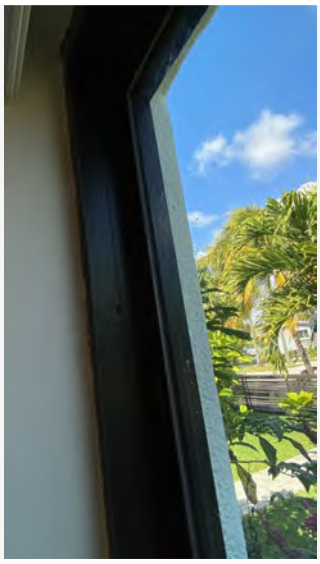
10

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

11

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

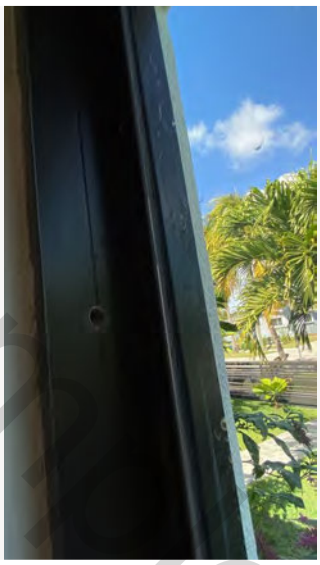
12



System Frame Fastener Hole does not have a conical to receive the fastener head

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

13



System Frame Fastener Hole does not have a conical to receive the fastener head

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:19am
Creator: Steven Browner

14

PGT Manufacturer - Window Bug (glass stamp) on glass pane

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:23am
Creator: Steven Browner

15

PGT Manufacturer - Window Bug (glass stamp) on glass pane

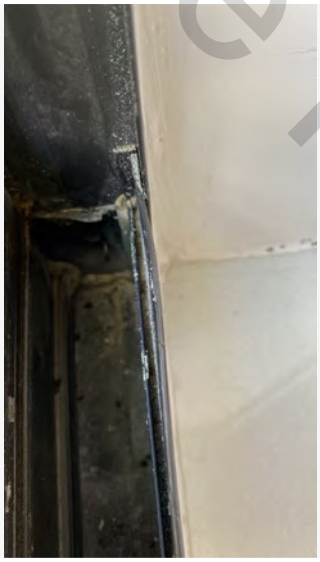
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:23am
Creator: Steven Browner

16

inspecting Weeping system

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:23am
Creator: Steven Browner

17



Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:24am
Creator: Steven Browner

18

Weeping system was rendered un-functional from the interior of the sill track with Cementous material

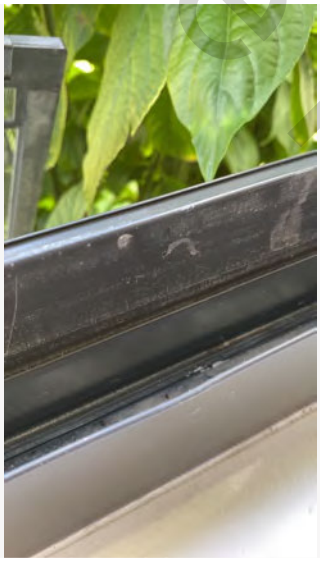
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:24am
Creator: Steven Browner

19

Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:24am
Creator: Steven Browner

20



Weeping system was rendered un-functional from the interior of the sill track with Cementous material

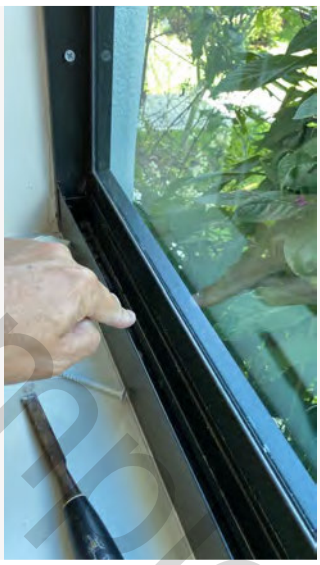
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:24am
Creator: Steven Browner

21

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:27am
Creator: Steven Browner

22



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:27am
Creator: Steven Browner

23

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:27am
Creator: Steven Browner

24

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

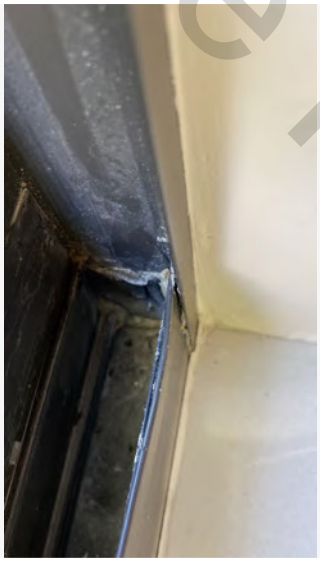
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:27am
Creator: Steven Browner

25

Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:27am
Creator: Steven Browner

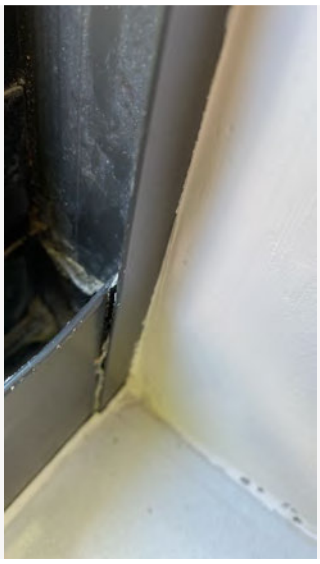
26



Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

27



Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point

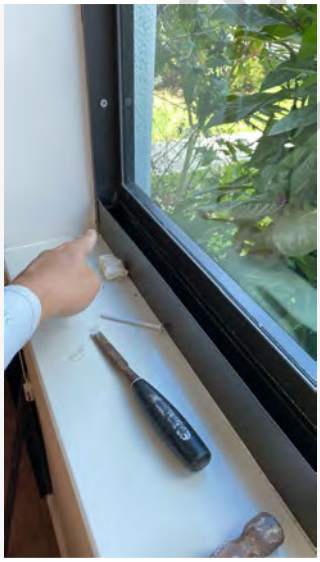
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

28

Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

29



Sill Riser is bent and separated from its installed positions
Sealant Disruption is witnessed at the sill riser to jamb connection point

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

30

Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

31

Sill Track and Operational Panel is removed to perform an inspection of the Sill Fasteners and Installation Methods

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

32

Sill Track and Operational Panel is removed to perform an inspection of the Sill Fasteners and Installation Methods

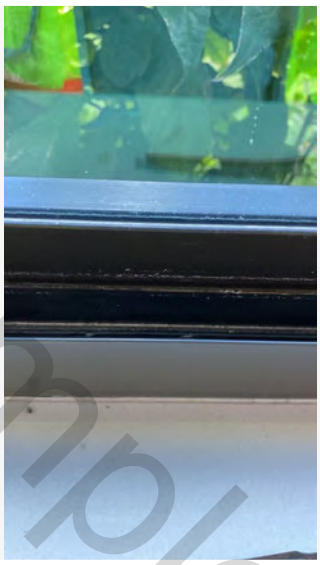
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

33

Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:28am
Creator: Steven Browner

34



Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

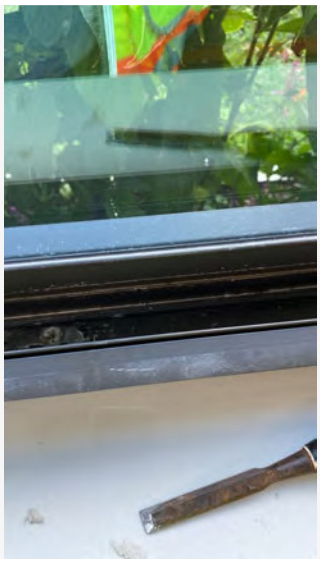
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:29am
Creator: Steven Browner

35

Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:31am
Creator: Steven Browner

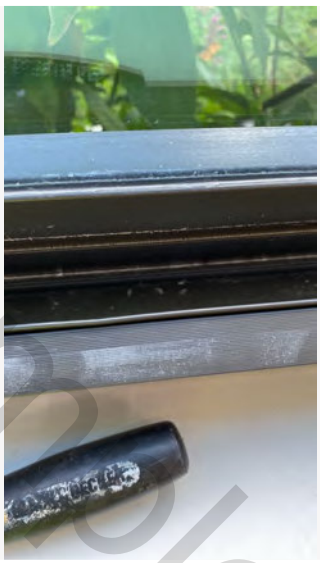
36



Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:31am
Creator: Steven Browner

37



Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:31am
Creator: Steven Browner

38

Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:32am
Creator: Steven Browner

39

Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:32am
Creator: Steven Browner

40

Straight Edge placed against Sill Riser to demonstrate the degree of bending the Sill Riser has been subjected to during the Installation Process

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:32am
Creator: Steven Browner

41

Cutting into Plaster Reveal to check the installation method

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:32am
Creator: Steven Browner

42

inspection shows that no bucking was used and the frame is not completely supported

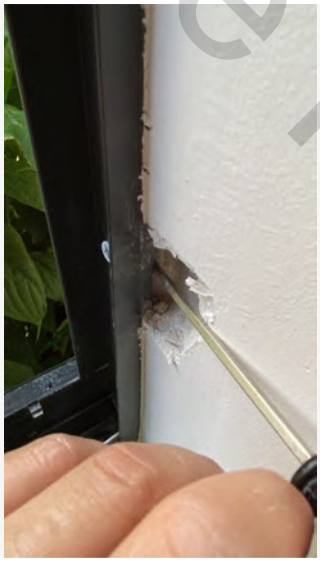
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:33am
Creator: Steven Browner

43

inspection shows that no bucking was used and the frame is not completely supported

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:33am
Creator: Steven Browner

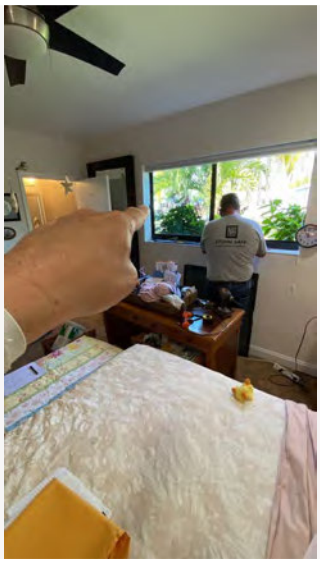
44



inspection shows that no bucking was used and the frame is not completely supported
No Shims were witnessed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:33am
Creator: Steven Browner

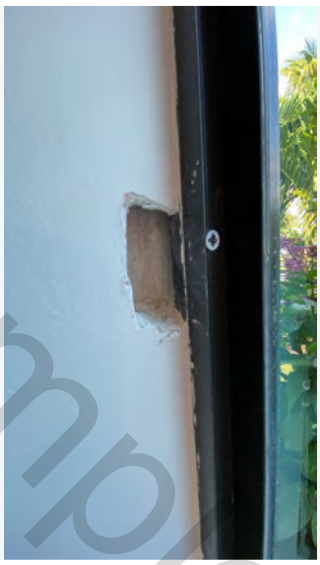
45



Cutting into Plaster Reveal to check the installation method

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:51am
Creator: Steven Browner

46



inspection shows that no bucking was used and the frame is not completely supported
No Shims were witnessed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:51am
Creator: Steven Browner

47

inspection shows that no bucking was used and the frame is not completely supported
No Shims were witnessed

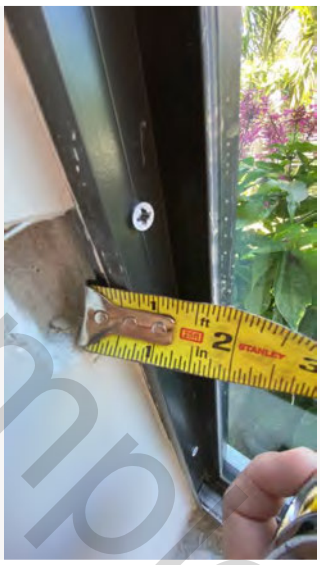
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:51am
Creator: Steven Browner

48

inspection shows that no bucking was used and the frame is not completely supported
No Shims were witnessed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:51am
Creator: Steven Browner

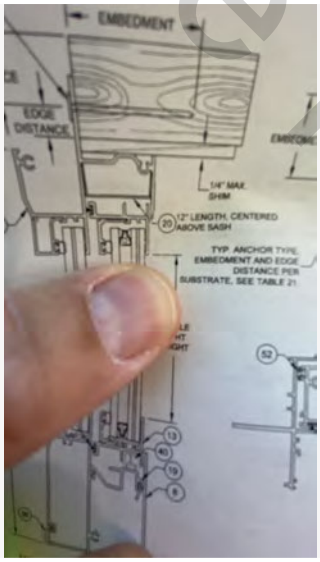
49



inspection shows that no bucking was used and the frame is not completely supported
No Shims were witnessed

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:52am
Creator: Steven Browner

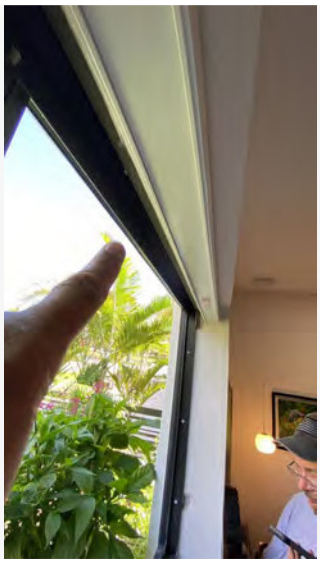
50



Anti Lift Adaptor was not installed as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:52am
Creator: Steven Browner

51



Anti Lift Adaptor was not installed as per NOA

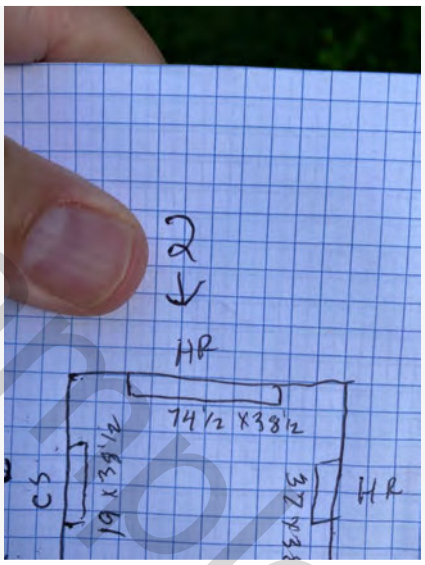
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:54am
Creator: Steven Browner

52

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:54am
Creator: Steven Browner

Specimen 2 - Exterior

1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:29am
Creator: Steven Browner

2

Overview of Sample Specimen

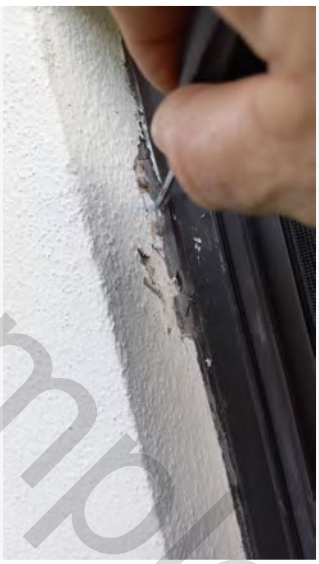
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:29am
Creator: Steven Browner

3

Window was installed over old stucco and new stucco was installed after window was installed. Primary seal between the window and the old stucco was not adhering upon inspection
Sealant Adhesion Failure on both the Exterior Stucco as well as the aluminum frame

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:31am
Creator: Nick O'Halloran

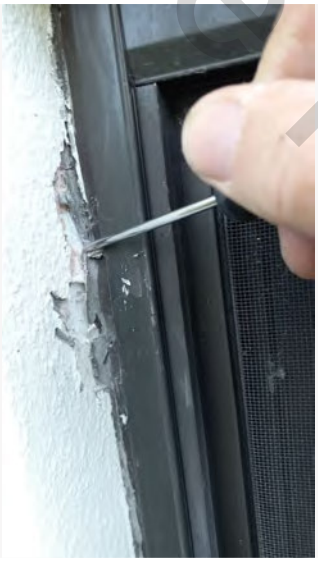
4



Window was installed over old stucco and new stucco was installed after window was installed. Primary seal between the window and the old stucco was not adhering upon inspection
Sealant Adhesion Failure on both the Exterior Stucco as well as the aluminum frame

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:31am
Creator: Nick O'Halloran

5

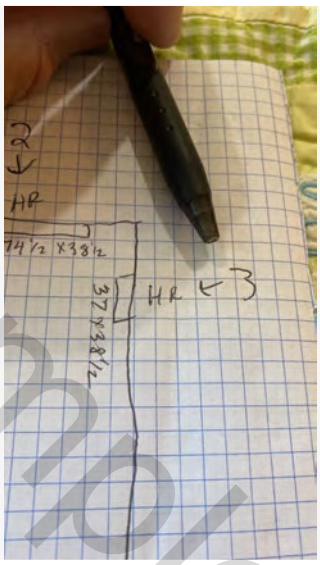


Window was installed over old stucco and new stucco was installed after window was installed. Primary seal between the window and the old stucco was not adhering upon inspection
Sealant Adhesion Failure on both the Exterior Stucco as well as the aluminum frame

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:31am
Creator: Nick O'Halloran

Specimen 3

1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 1:59am
Creator: Steven Browner

2

Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:00am
Creator: Steven Browner

3

Performing Fastener Inspection

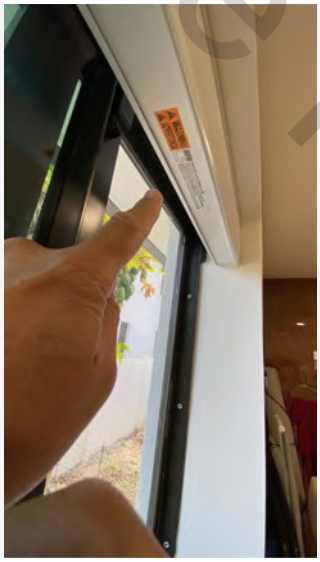
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:02am
Creator: Steven Browner

4

Fastener Not fully seated in Conical

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:03am
Creator: Steven Browner

5



Anti-Lift device not installed as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:04am
Creator: Steven Browner

6

Fasteners installed at an angle

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:04am
Creator: Steven Browner

7

System Framed engulfed by Plaster reveal

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:05am
Creator: Steven Browner

8

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:10am
Creator: Steven Browner

9

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:10am
Creator: Steven Browner

10

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:11am
Creator: Steven Browner

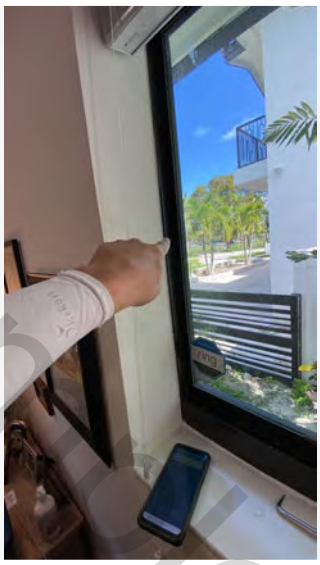
11

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:11am
Creator: Steven Browner

12

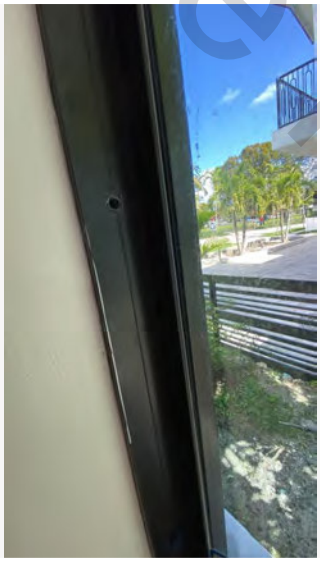
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:11am
Creator: Steven Browner

13



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:12am
Creator: Steven Browner

14



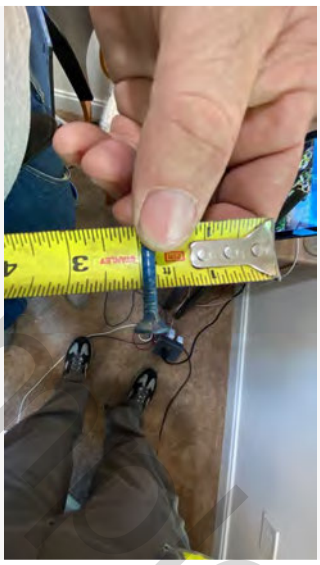
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:12am
Creator: Steven Browner

15

Correct Fastener as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:12am
Creator: Steven Browner

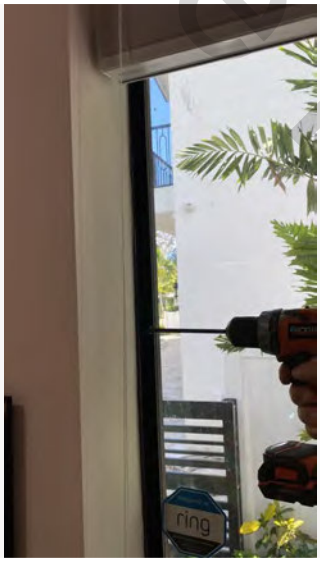
16



Correct Fastener as per NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:13am
Creator: Steven Browner

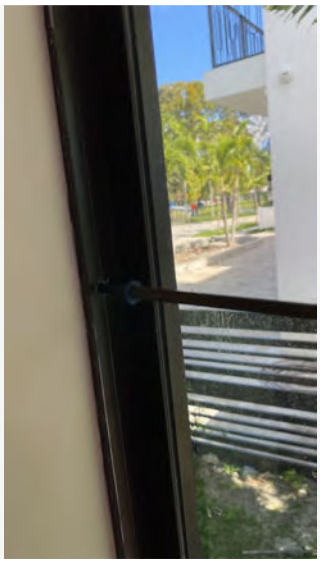
17



Fastener inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:13am
Creator: Steven Browner

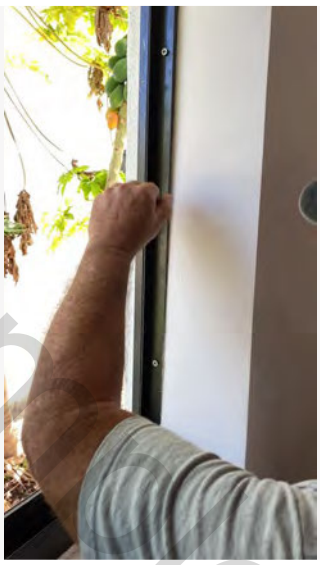
18



Fastener inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:13am
Creator: Steven Browner

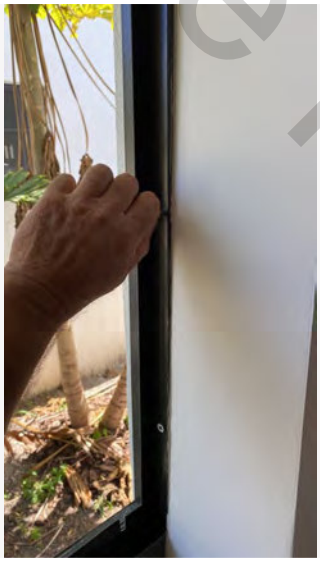
19



Fasteners were turning by fingertips only

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:14am
Creator: Steven Browner

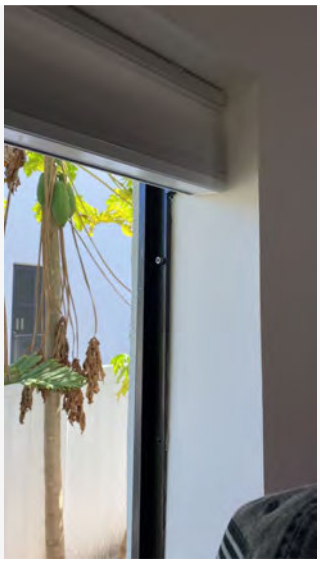
20



Fasteners were turning by fingertips only

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:14am
Creator: Steven Browner

21



Fasteners were turning by fingertips only

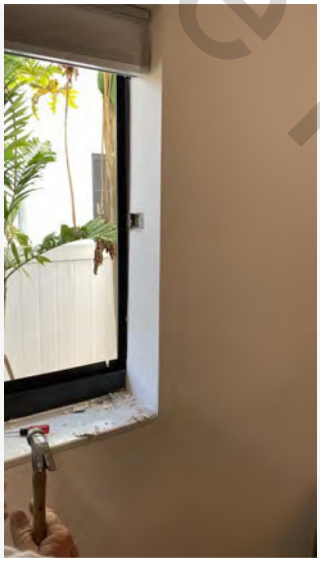
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:15am
Creator: Steven Browner

22

Cutting into Plaster Reveal for Observations

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:17am
Creator: Steven Browner

23



Cutting into Plaster Reveal for Observations

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:17am
Creator: Steven Browner

24

Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:18am
Creator: Steven Browner

25

Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:18am
Creator: Steven Browner

26

Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation

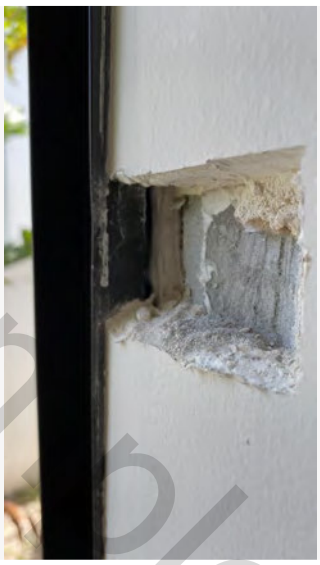
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:18am
Creator: Steven Browner

27

Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:18am
Creator: Steven Browner

28



Frame is not completely supported
No Bucking was installed between substrate and aluminum frame
No Shims were used during installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:19am
Creator: Steven Browner

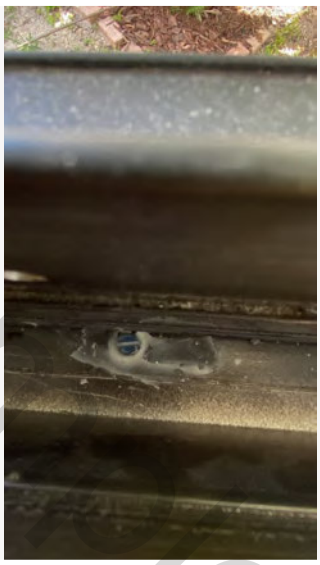
29

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:24am
Creator: Steven Browner

30

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:25am
Creator: Steven Browner

31



Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

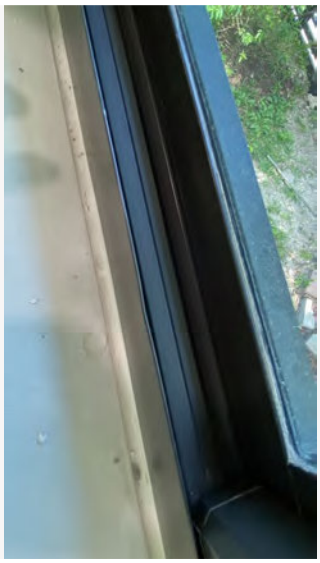
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:25am
Creator: Steven Browner

32

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:25am
Creator: Steven Browner

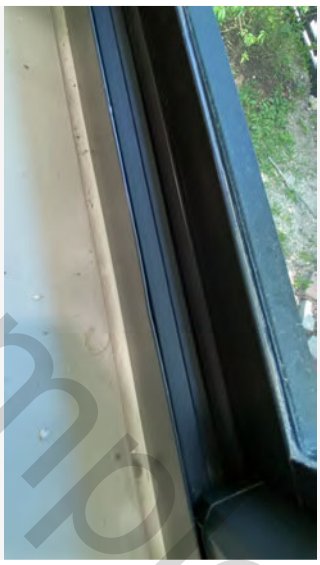
33



Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:29am
Creator: Steven Browner

34



Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:29am
Creator: Steven Browner

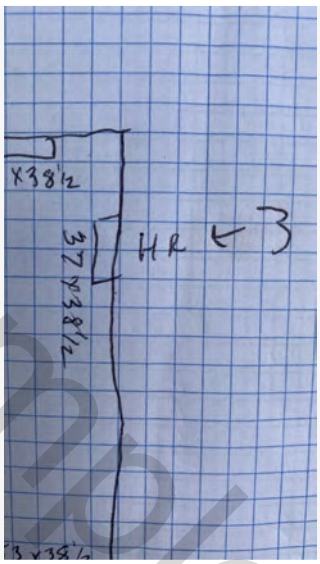
35

Sill Riser is bent and shows signs of being hammered back into position. This damage is due to manipulating the frame into position during the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:29am
Creator: Steven Browner

Specimen 3 - Exterior

1



Specimen Location on Wall Map

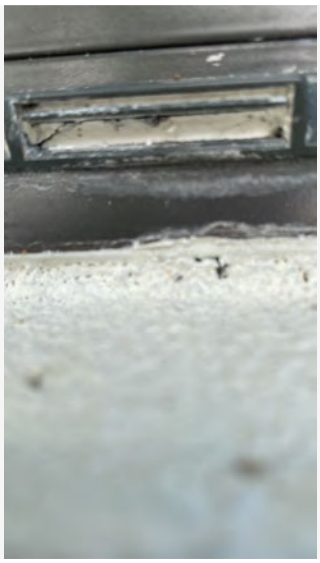
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Steven Browner

2

Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Steven Browner

3



Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Steven Browner

4

cleaned out weeping system to allow it to operate properly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Steven Browner

5

Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Nick O'Halloran

6

cleaned out weeping system to allow it to operate properly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Nick O'Halloran

7

cleaned out weeping system to allow it to operate properly

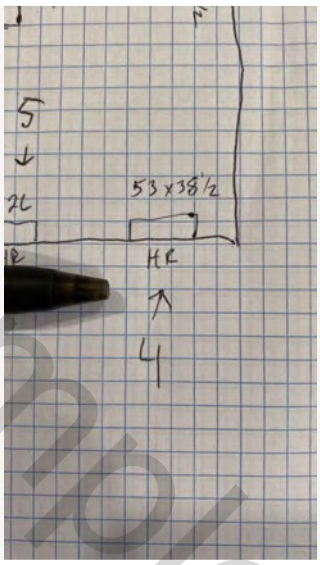
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Nick O'Halloran

8

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:34am
Creator: Nick O'Halloran

Specimen 4

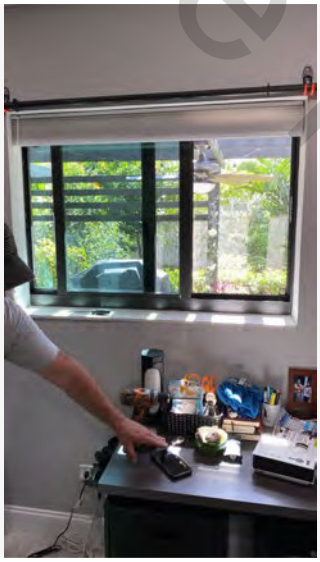
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:34am
Creator: Steven Browner

2



Overview of Sample Specimen

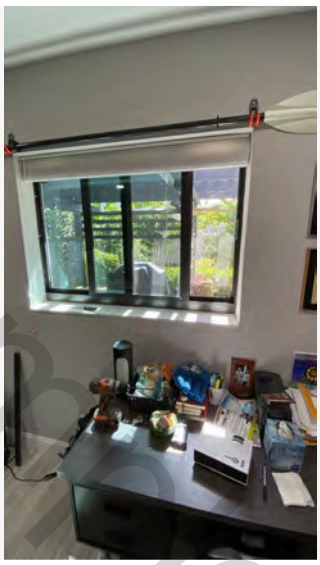
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:35am
Creator: Steven Browner

3

Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:35am
Creator: Steven Browner

4



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:35am
Creator: Steven Browner

5

Manufacturer Sticker identifying system design pressure, thermal properties

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:36am
Creator: Steven Browner

6

Manufacturer Sticker identifying system design pressure, thermal properties

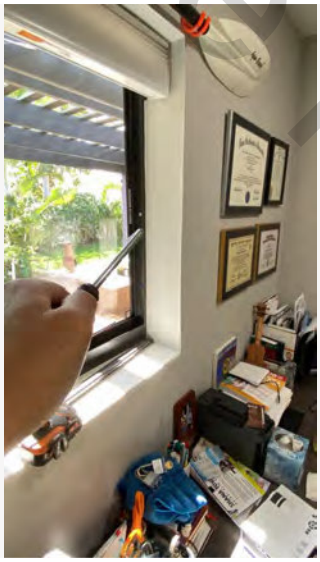
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:36am
Creator: Steven Browner

7

Manufacturer Sticker identifying system design pressure, thermal properties

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:36am
Creator: Steven Browner

8



performing fastener inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:42am
Creator: Steven Browner

9

Fastener not fully seated in conical

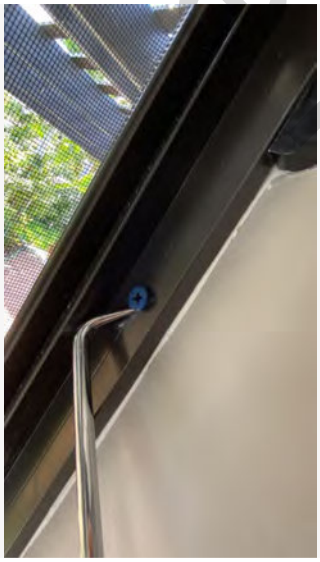
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:42am
Creator: Steven Browner

10

Fastener not fully seated in conical

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:42am
Creator: Steven Browner

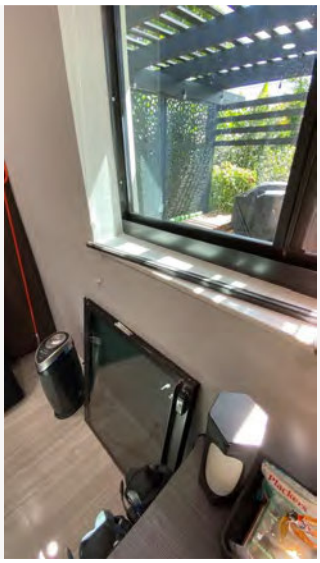
11



Fastener not fully seated in conical

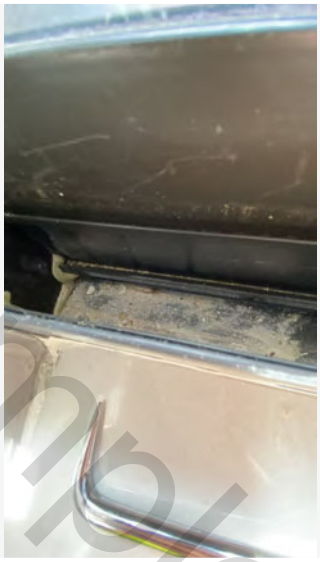
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:43am
Creator: Steven Browner

12



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:43am
Creator: Steven Browner

13



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:43am
Creator: Steven Browner

14

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

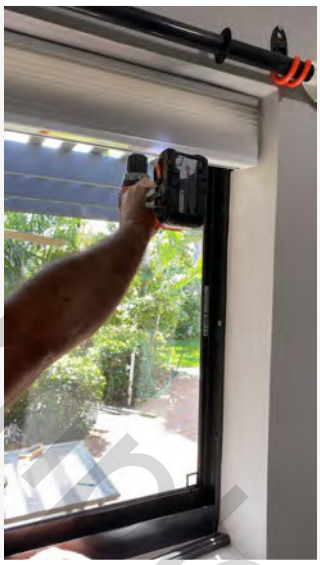
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:43am
Creator: Steven Browner

15

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:43am
Creator: Steven Browner

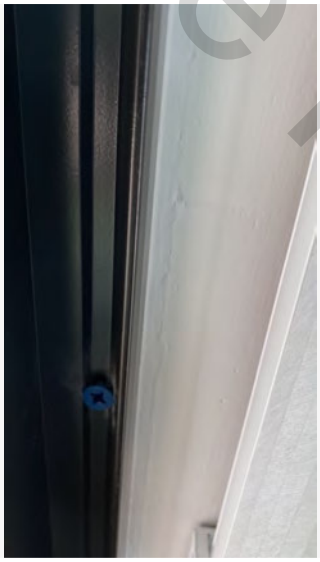
16



fastener inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:46am
Creator: Steven Browner

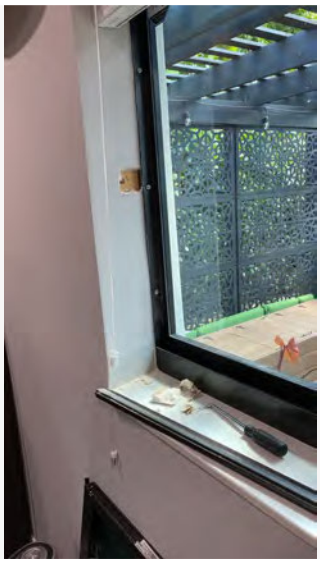
17



fastener not fully seated in conical

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:47am
Creator: Steven Browner

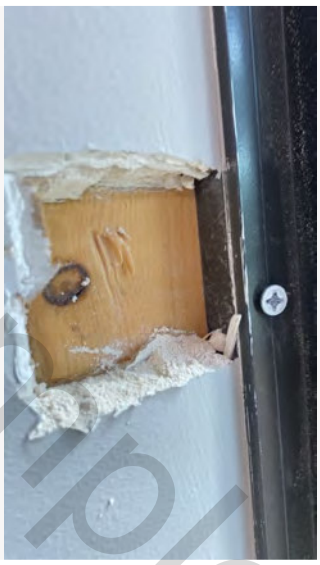
18



Cutting into Plaster Reveal for Observations

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:48am
Creator: Steven Browner

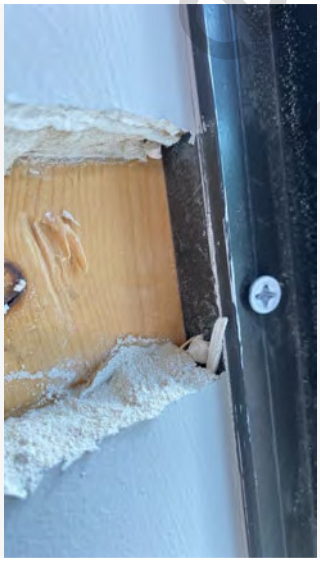
19



Left Jamb is bucked with a NON-Pressure Treated white wood 2 x. Installer used to make the opening smaller

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:48am
Creator: Steven Browner

20



Left Jamb is bucked with a NON-Pressure Treated white wood 2 x. Installer used to make the opening smaller

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:48am
Creator: Steven Browner

21

Left Jamb is bucked with a NON-Pressure Treated white wood 2 x. Installer used to make the opening smaller

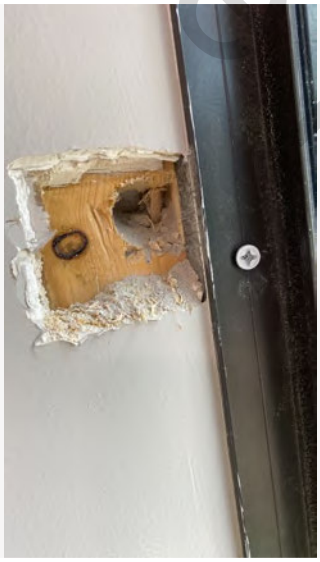
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:48am
Creator: Steven Browner

22

Left Jamb is bucked with a NON-Pressure Treated white wood 2 x. Installer used to make the opening smaller

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:48am
Creator: Steven Browner

23



Buck was installed against concrete

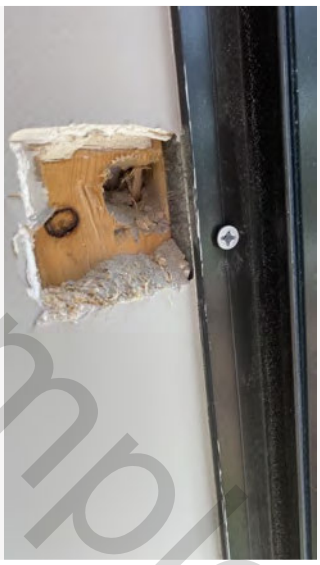
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:52am
Creator: Steven Browner

24

Buck was installed against concrete

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:52am
Creator: Steven Browner

25



Buck was installed against concrete

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:52am
Creator: Steven Browner

26

inspecting the Sill Riser at the Jamb Connection Point

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:53am
Creator: Steven Browner

27

Sealant Disruption is witnessed at the sill riser to jamb connection point
Sill Riser is bent and shows signs of being hammered back into position.

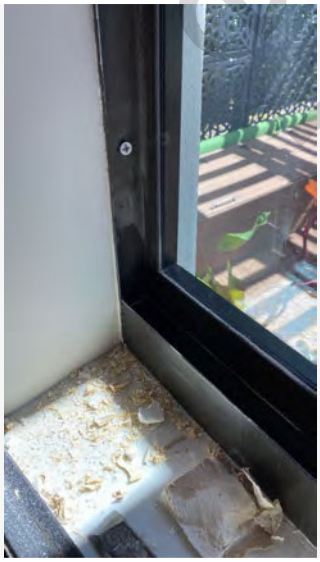
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:53am
Creator: Steven Browner

28

Sealant Disruption is witnessed at the sill riser to jamb connection point
Sill Riser is bent and shows signs of being hammered back into position.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:53am
Creator: Steven Browner

29



Sealant Disruption is witnessed at the sill riser to jamb connection point
Sill Riser is bent and shows signs of being hammered back into position.

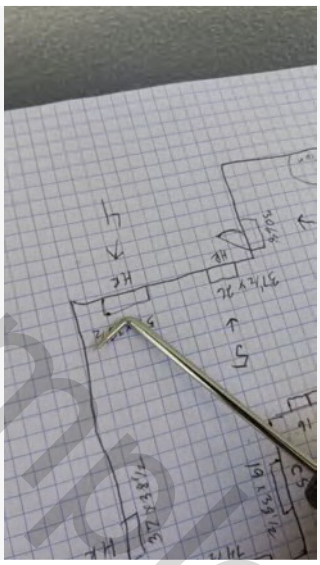
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:54am
Creator: Steven Browner

30

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:54am
Creator: Steven Browner

Specimen 4 - Exterior

1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:36am
Creator: Nick O'Halloran

2

Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:36am
Creator: Nick O'Halloran

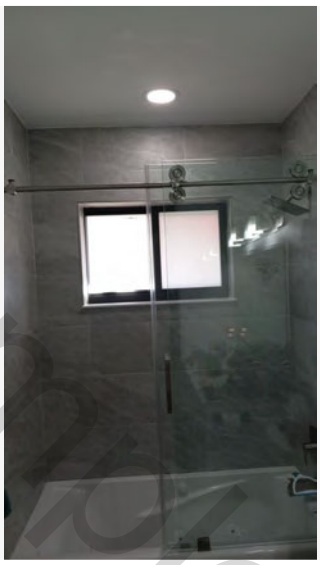
3

Weeping System is clean and open from Exterior

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:36am
Creator: Nick O'Halloran

Specimen 5

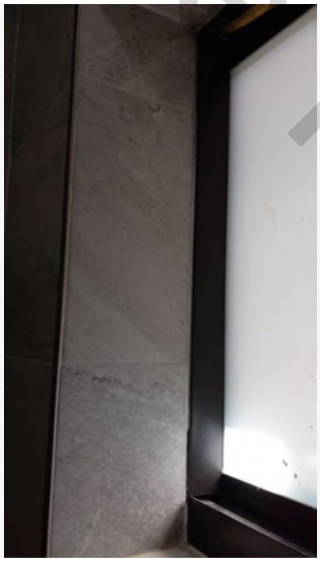
1



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

2



Tile Reveal

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

3

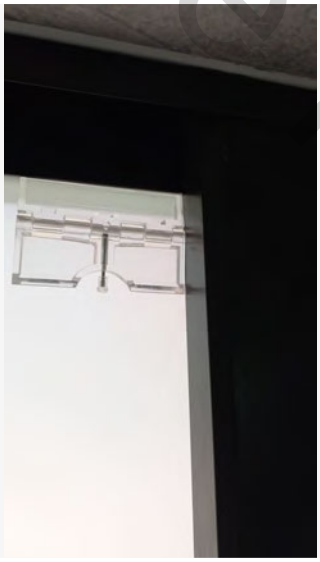
Tile Reveal

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

4

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

5



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

6

Fasteners not fully seated

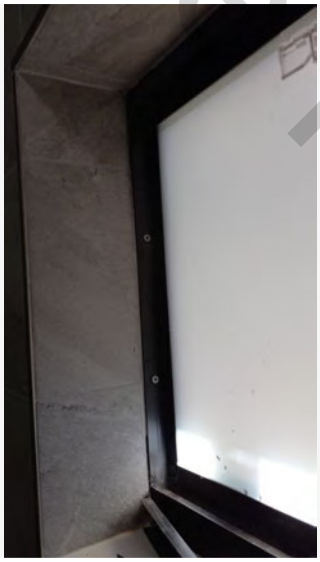
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:58am
Creator: Nick O'Halloran

7

Fasteners not fully seated

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 2:59am
Creator: Nick O'Halloran

8



Fasteners not fully seated

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:00am
Creator: Nick O'Halloran

9

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices
Weeping system was rendered un-functional from the interior of the sill track with Cementous material

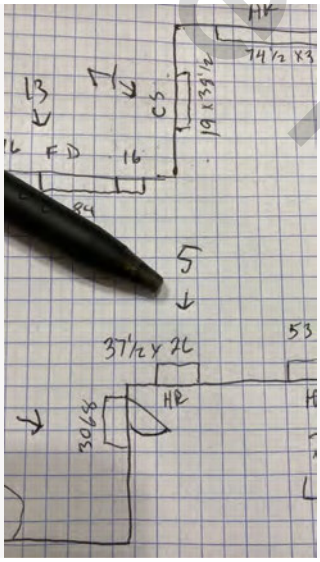
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:00am
Creator: Nick O'Halloran

10

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices
Weeping system was rendered un-functional from the interior of the sill track with Cementous material

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:00am
Creator: Nick O'Halloran

11



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:01am
Creator: Steven Browner

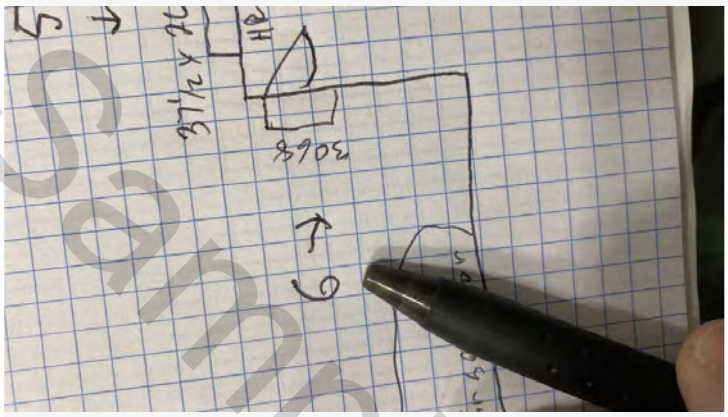
12

Performing Sill Track Inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:01am
Creator: Steven Browner

Specimen 6

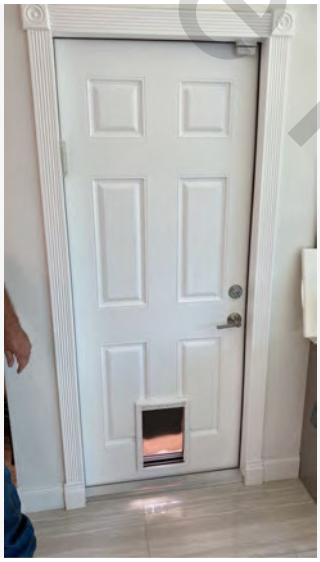
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:06am
Creator: Steven Browner

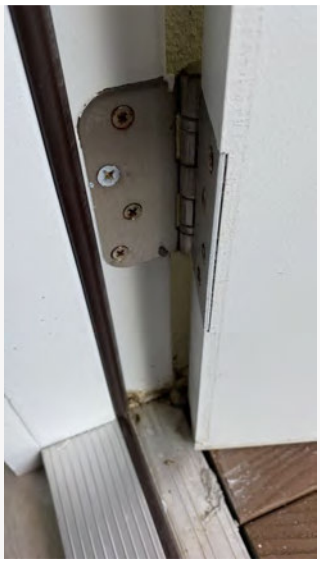
2



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:07am
Creator: Steven Browner

3



Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:10am
Creator: Steven Browner

4

Hinge Fastener cluster installed correctly

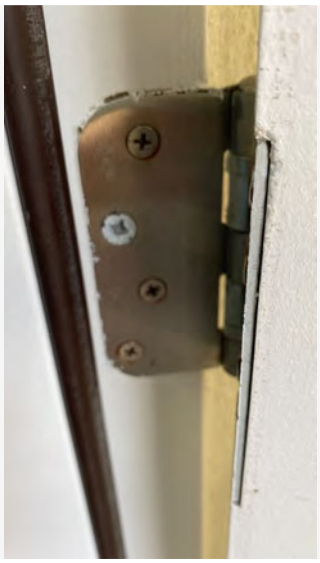
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

5

Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

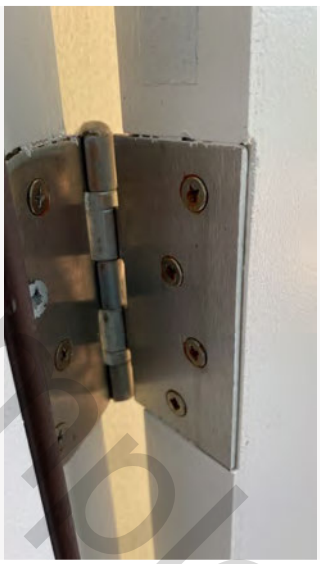
6



Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

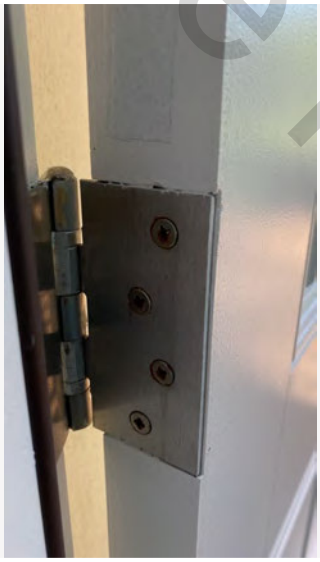
7



Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

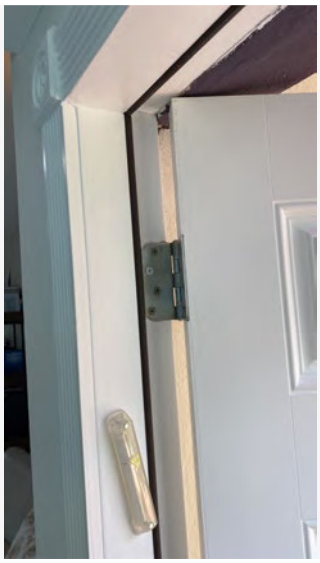
8



Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

9



Hinge Fastener cluster installed correctly

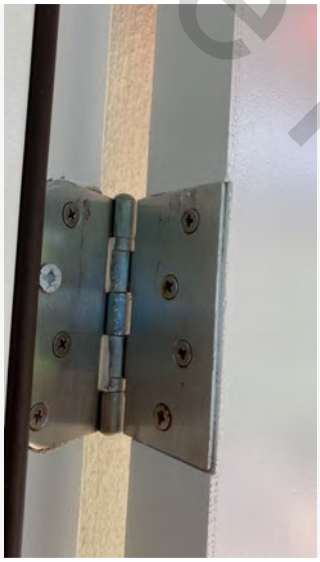
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

10

Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

11



Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

12

Hinge Fastener cluster installed correctly

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:11am
Creator: Steven Browner

13

hinge fastener

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:14am
Creator: Steven Browner

14

Hinge Fastener cluster installed correctly

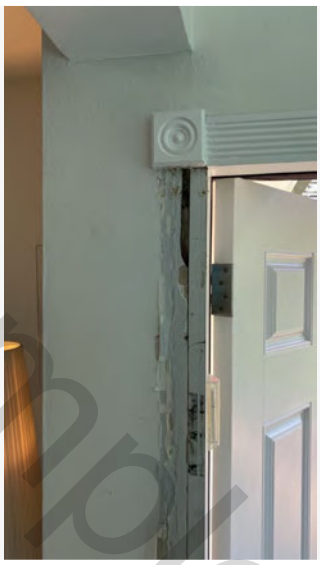
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:14am
Creator: Steven Browner

15

Left Jamb Bucking does not go all the way to the top of the jamb

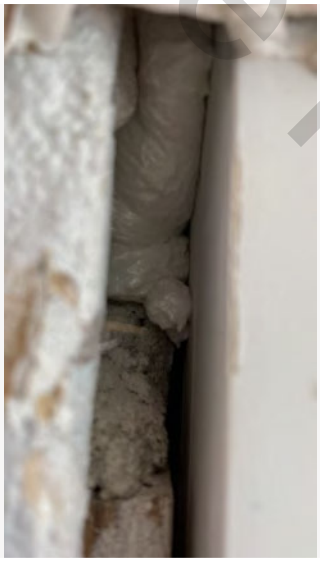
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:19am
Creator: Steven Browner

16



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:19am
Creator: Steven Browner

17



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:19am
Creator: Steven Browner

18

Door Not Fully Supported by Bucking

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:19am
Creator: Steven Browner

19

Right Jamb is double bucked (¼ in buck & ¾ in additional buck)
additional buck does not support frame all the way to the head.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

20

Right Jamb is double bucked (¼ in buck & ¾ in additional buck)
additional buck does not support frame all the way to the head.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

21

Right Jamb is double bucked (¼ in buck & ¾ in additional buck)
additional buck does not support frame all the way to the head.

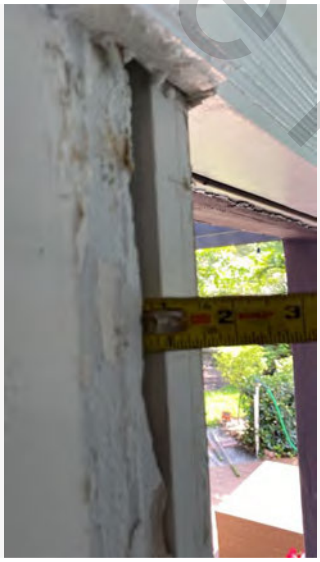
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

22

Right Jamb is double bucked (¼ in buck & ¾ in additional buck)
additional buck does not support frame all the way to the head.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

23



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

24

Hinge Fastener cluster installed correctly

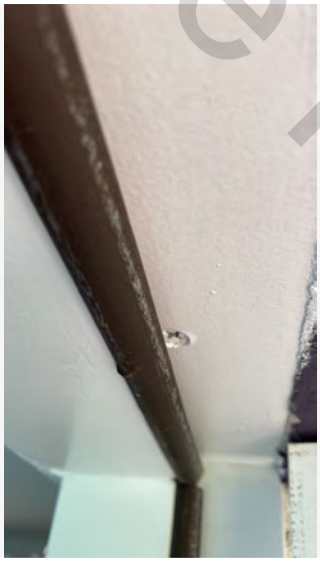
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:20am
Creator: Steven Browner

25

Anchors at the Header are installed through the thinest part of the door.
As Per the NOA they should be installed through the thickest part of the door.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:21am
Creator: Steven Browner

26



Anchors at the Header are installed through the thinest part of the door.
As Per the NOA they should be installed through the thickest part of the door.

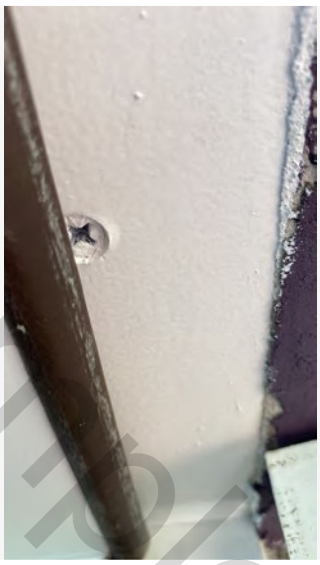
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:21am
Creator: Steven Browner

27

Anchors at the Header are installed through the thinest part of the door.
As Per the NOA they should be installed through the thickest part of the door.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:21am
Creator: Steven Browner

28



Fastener witnessed at Head

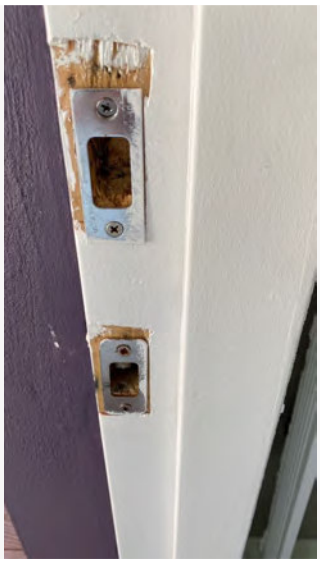
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:21am
Creator: Steven Browner

29

Fasteners at Head Frame

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:21am
Creator: Steven Browner

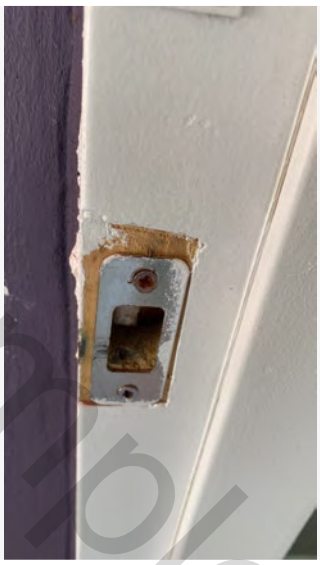
30



Striker plate is incorrect
Mortise for Lock Plate and Striker Plate is very poor

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:22am
Creator: Steven Browner

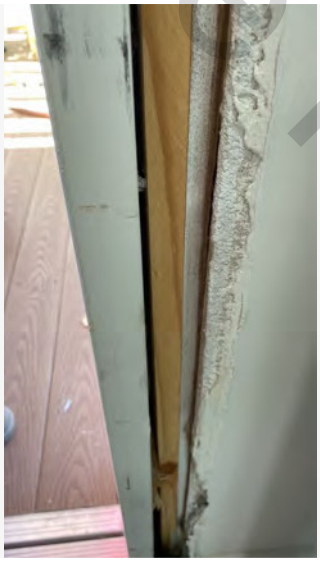
31



Striker plate is incorrect

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:22am
Creator: Steven Browner

32



no shim witnessed at fastener

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:23am
Creator: Steven Browner

33

No Shim Witnessed at Fastener

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:23am
Creator: Steven Browner

34

Mortise for Lock Plate and Striker Plate is very poor

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:25am
Creator: Steven Browner

35

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:25am
Creator: Steven Browner

36

fastener inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:25am
Creator: Steven Browner

37

removing fastener to check embedment

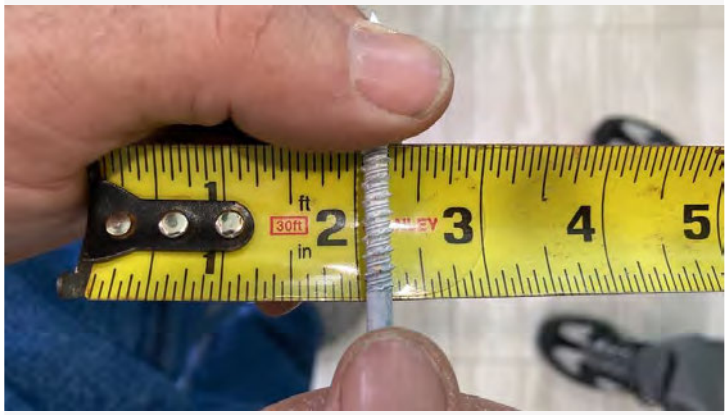
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:25am
Creator: Steven Browner

38

Tapcons are corrected size based on NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:25am
Creator: Steven Browner

39



Tapcons are corrected size based on NOA

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:26am
Creator: Steven Browner

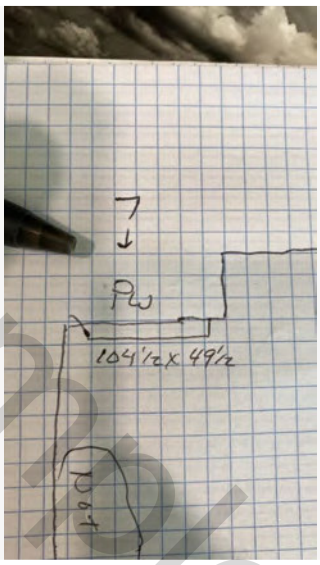
40

Proper embedment achieved with NOA Approved Fastener

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:26am
Creator: Steven Browner

Specimen 7

1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:46am
Creator: Steven Browner

2

Overview of Sample Specimen

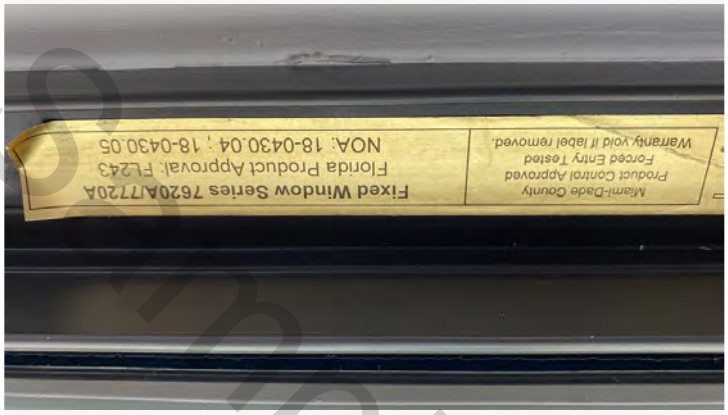
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:46am
Creator: Steven Browner

3

Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:47am
Creator: Steven Browner

4



Manufacturer Sticker identifying system design pressure, thermal properties, size and installation location

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:48am
Creator: Steven Browner

5

Manufacturer Sticker identifying system design pressure, thermal properties, size and installation location

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:48am
Creator: Steven Browner

6

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:53am
Creator: Steven Browner

7

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

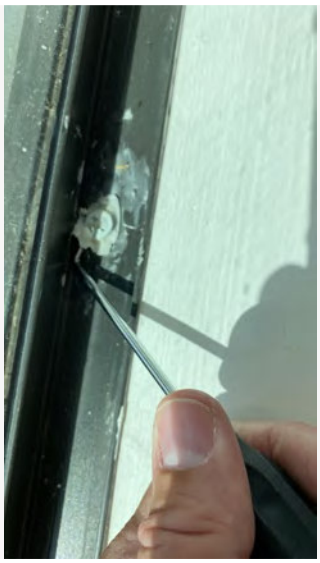
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:53am
Creator: Steven Browner

8

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:53am
Creator: Steven Browner

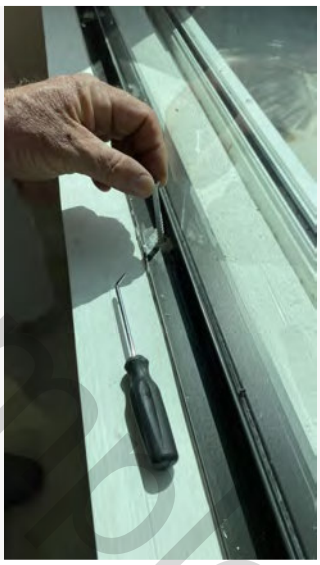
9



Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:53am
Creator: Steven Browner

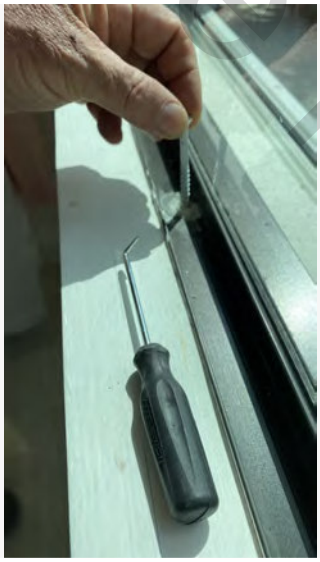
10



Removing Sill Fastener during inspection
Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:58am
Creator: Steven Browner

11



Removing Sill Fastener during inspection
Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:58am
Creator: Steven Browner

12

Correct Fastener as per NOA for installation into Bucking and Masonry

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:58am
Creator: Steven Browner

13

Correct Fastener as per NOA for installation into Bucking and Masonry

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:58am
Creator: Steven Browner

14

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:59am
Creator: Steven Browner

15

Sill Fastener Head appears to be covered with a hard dense plastic material not specified sealant as per best practices

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 3:59am
Creator: Steven Browner

16

No Shims witnessed between Head Frame and Yellow Pine
Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.

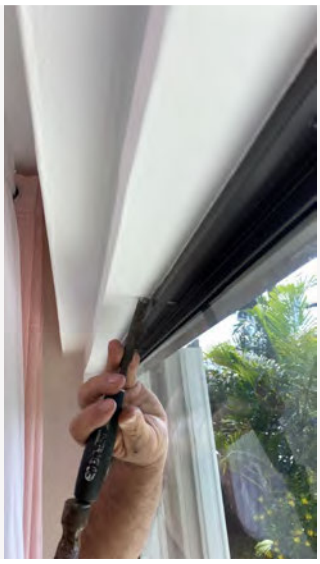
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:00am
Creator: Steven Browner

17

No Shims witnessed between Head Frame and Yellow Pine
Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:00am
Creator: Steven Browner

18



Cutting into Plaster Reveal to inspect installation Methods

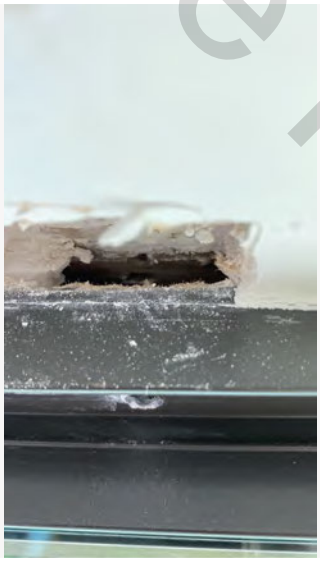
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:01am
Creator: Steven Browner

19

Cutting into Plaster Reveal to inspect installation Methods

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:01am
Creator: Steven Browner

20



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:03am
Creator: Steven Browner

21

Fastener being used to demonstrate the amount of space between the system frame and the Yellow Pine Substrate

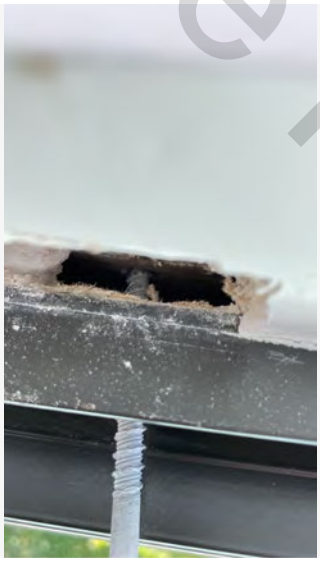
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:03am
Creator: Steven Browner

22

A photo demonstrating the amount of space between the system frame and the Yellow Pine Substrate

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:03am
Creator: Steven Browner

23



No Shims witnessed between Head Frame and Yellow Pine
A photo demonstrating the amount of space between the system frame and the Yellow Pine Substrate

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:03am
Creator: Steven Browner

24

No Shims witnessed between Head Frame and Yellow Pine
A photo demonstrating the amount of space between the system frame and the Yellow Pine Substrate

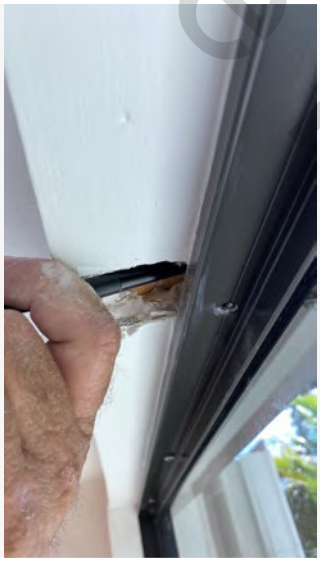
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:05am
Creator: Steven Browner

25

No Shims witnessed between Head Frame and Yellow Pine
A photo demonstrating the amount of space between the system frame and the Yellow Pine Substrate

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:05am
Creator: Steven Browner

26



Removing more plaster from the reveal to get a better look at the installation method

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:07am
Creator: Steven Browner

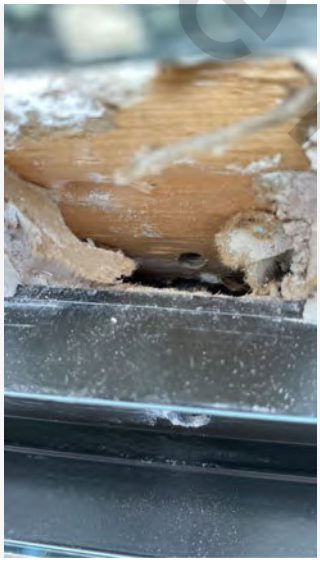
27

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:07am
Creator: Steven Browner

28

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:08am
Creator: Steven Browner

29



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:08am
Creator: Steven Browner

30

Measuring to check for Header Bowing

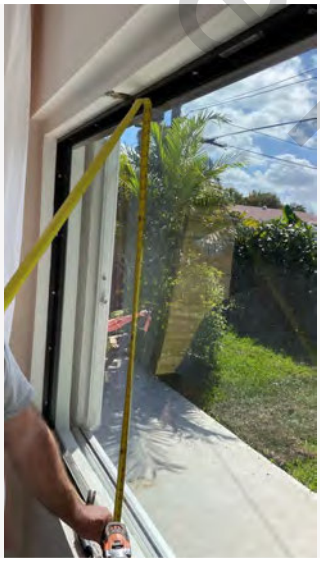
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:10am
Creator: Steven Browner

31

Measuring to check for header bowing

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:10am
Creator: Steven Browner

32



Measuring to check for header bowing

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:11am
Creator: Steven Browner

33

Measuring to check for header bowing

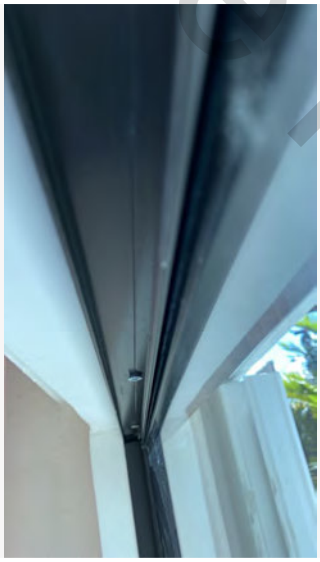
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:11am
Creator: Steven Browner

34

Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:14am
Creator: Steven Browner

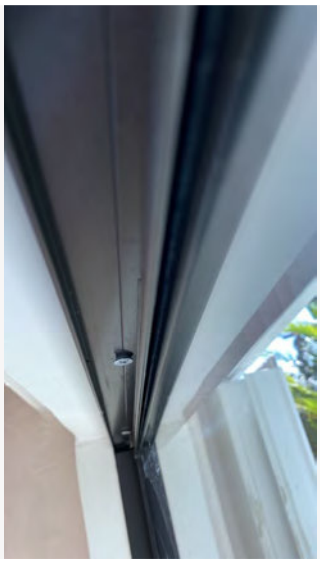
35



Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:16am
Creator: Steven Browner

36

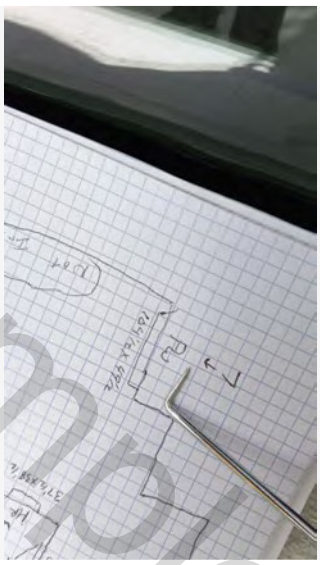


Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:16am
Creator: Steven Browner

Specimen 7 - Exterior

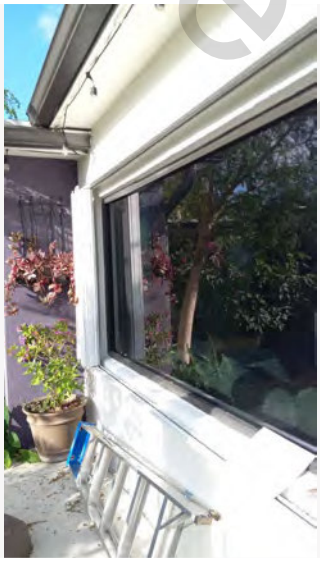
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:39am
Creator: Nick O'Halloran

2



Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing visually evident.
Glass stop disruption caused be frame bowing

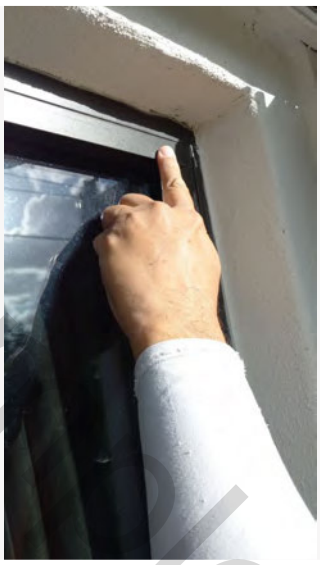
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:39am
Creator: Nick O'Halloran

3

Re-bucking over Poured Column
Stucco applied over the installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:39am
Creator: Nick O'Halloran

4



Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing visually evident.
Glass stop disruption caused be frame bowing

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:40am
Creator: Nick O'Halloran

5

Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing visually evident.
Glass stop disruption caused be frame bowing

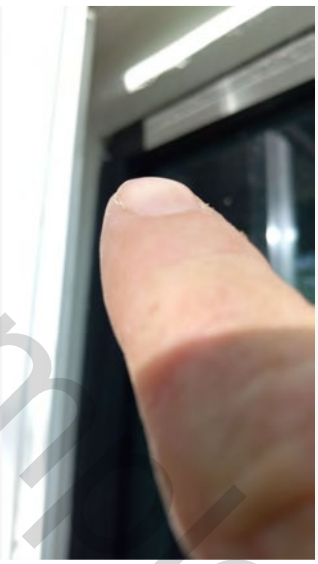
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:40am
Creator: Nick O'Halloran

6

chips in glass

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:40am
Creator: Nick O'Halloran

7



Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing visually evident.
Glass stop disruption caused be frame bowing

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:41am
Creator: Nick O'Halloran

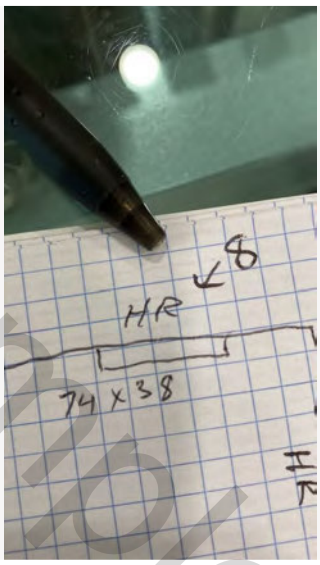
8

Frame was Torqued due to no Shims being used to the point of effecting the glazing leg pulling the frame member away from the installed glass lite.
Frame Bowing visually evident.
Glass stop disruption caused be frame bowing

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:41am
Creator: Nick O'Halloran

Specimen 8

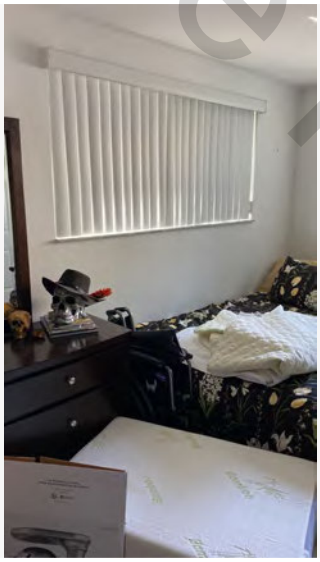
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:38am
Creator: Steven Browner

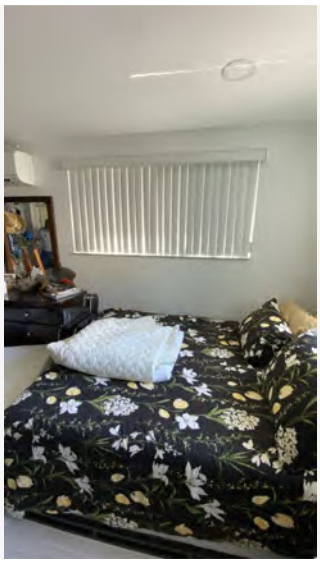
2



Overview of Sample Specimen
System inaccessible due to Furniture

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:39am
Creator: Steven Browner

3

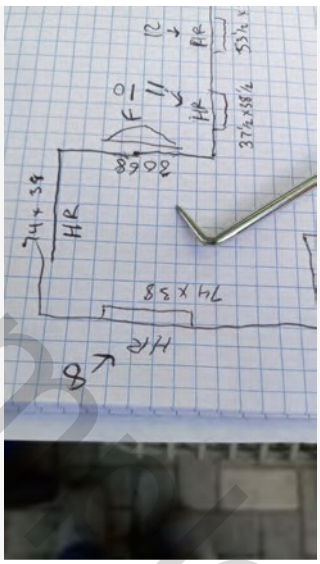


Overview of Sample Specimen
System inaccessible due to Furniture

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:39am
Creator: Steven Browner

Specimen 8 - Exterior

1



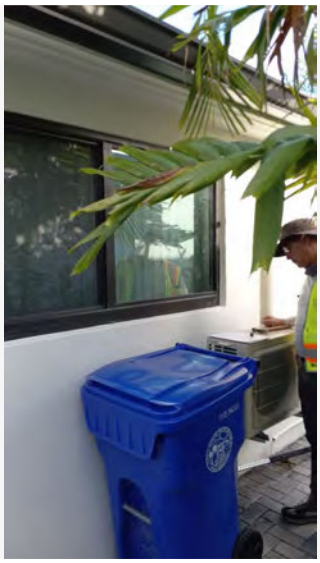
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:43am
Creator: Nick O'Halloran

2

Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:43am
Creator: Nick O'Halloran

3



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:43am
Creator: Nick O'Halloran

4

Original 2 x 6 Wood Header. The installer only blocked up to the original header and installed stucco over the original wood header.

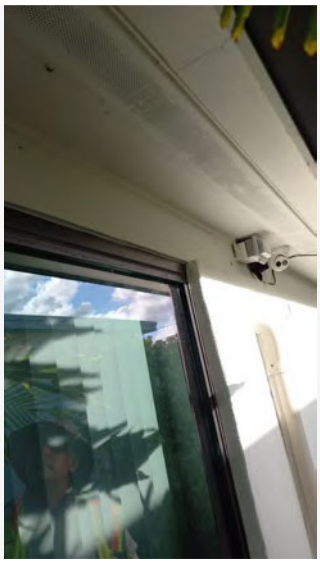
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:44am
Creator: Nick O'Halloran

5

Original 2 x 6 Wood Header. The installer only blocked up to the original header and installed stucco over the original wood header.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:44am
Creator: Nick O'Halloran

6

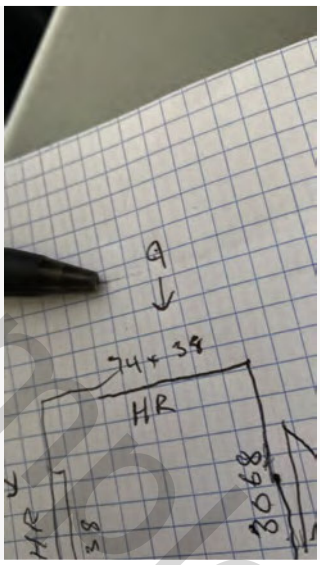


Original 2 x 6 Wood Header. The installer only blocked up to the original header and installed stucco over the original wood header.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 6:44am
Creator: Nick O'Halloran

Specimen 9

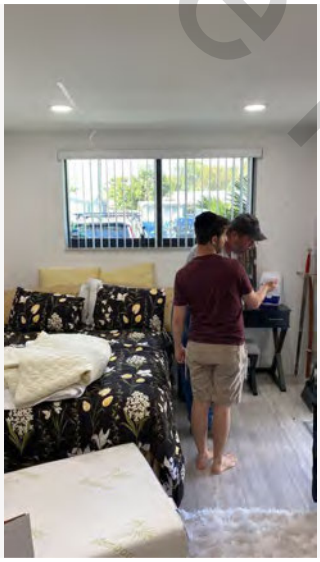
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:46am
Creator: Steven Browner

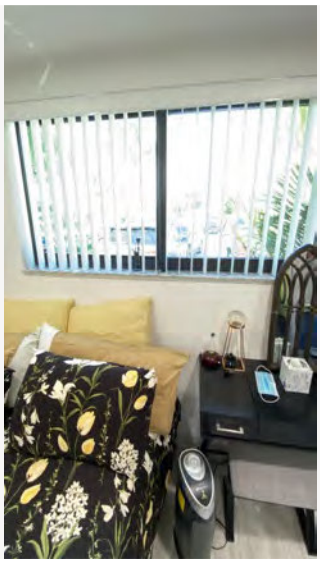
2



Overview of Sample Specimen
System inaccessible due to Furniture

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:46am
Creator: Steven Browner

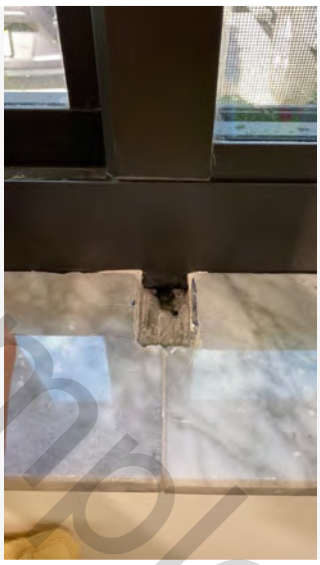
3



Overview of Sample Specimen
System inaccessible due to Furniture

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:48am
Creator: Steven Browner

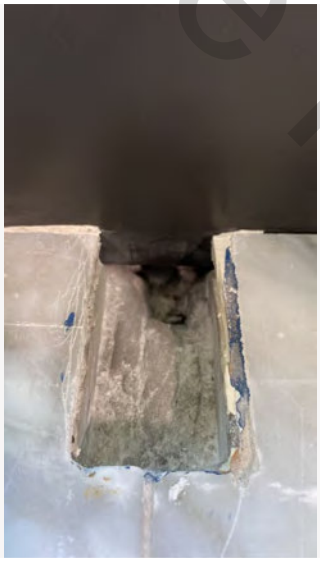
4



A notch in the Marble Sill from previously installed Mull Bar allowed for a visual inspection under the sill.
No wood was witnessed under the sill of the new system.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:48am
Creator: Steven Browner

5



A notch in the Marble Sill from previously installed Mull Bar allowed for a visual inspection under the sill.
No wood was witnessed under the sill of the new system.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:48am
Creator: Steven Browner

6

A notch in the Marble Sill from previously installed Mull Bar allowed for a visual inspection under the sill.
No wood was witnessed under the sill of the new system.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:48am
Creator: Steven Browner

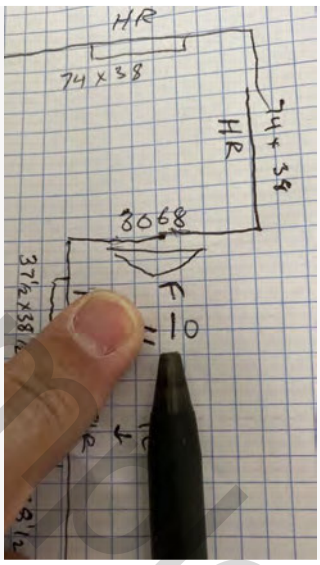
7

A notch in the Marble Sill from previously installed Mull Bar allowed for a visual inspection under the sill.
No wood was witnessed under the sill of the new system.

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:49am
Creator: Steven Browner

Specimen 10

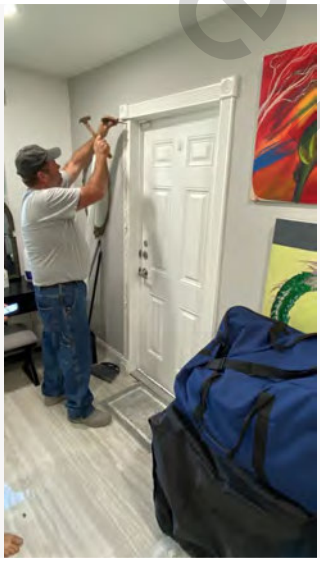
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:50am
Creator: Steven Browner

2



Overview of Sample Specimen
Removing Interior Molding to inspect installation method

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:50am
Creator: Steven Browner

3

Removing Interior Molding to inspect installation method

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:50am
Creator: Steven Browner

4

Frame is not completely supported
Installer Filled Void between Door with Drywall Mud
Fastener Inspection is difficult because of presence of Drywall Mud

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:51am
Creator: Steven Browner

5

Frame is not completely supported
Installer Filled Void between Door with Drywall Mud
Fastener Inspection is difficult because of presence of Drywall Mud

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:51am
Creator: Steven Browner

6

Frame is not completely supported
Installer Filled Void between Door with Drywall Mud
Fastener Inspection is difficult because of presence of Drywall Mud

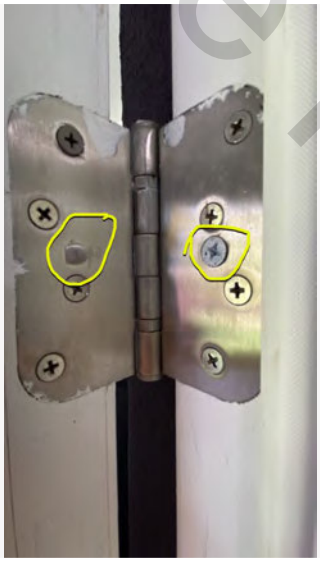
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:52am
Creator: Steven Browner

7

hinge inspection

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:53am
Creator: Steven Browner

8



installer added a screw into the anti-break in mechanism of the hinge
door is now warped toward the striker plate by approx. 3/16 in

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:53am
Creator: Steven Browner

9

Manufacturer Sticker identifying system properties

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:55am
Creator: Steven Browner

10

Water Staining Evident
Active Water Leaks Visible

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:56am
Creator: Steven Browner

11

Water Staining Evident
Active Water Leaks Visible

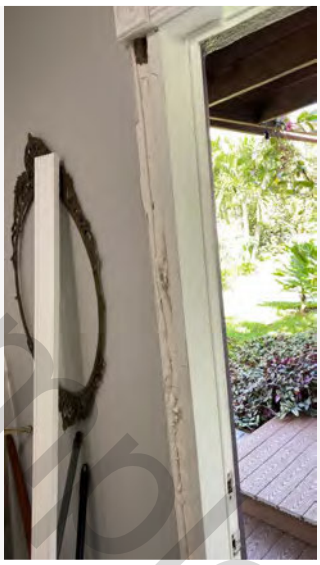
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:56am
Creator: Steven Browner

12

Water Staining Evident
Active Water Leaks Visible

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:56am
Creator: Steven Browner

13



Water Staining Evident
Active Water Leaks Visible

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:56am
Creator: Steven Browner

14

Water Staining Evident
Active Water Leaks Visible

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 4:56am
Creator: Steven Browner

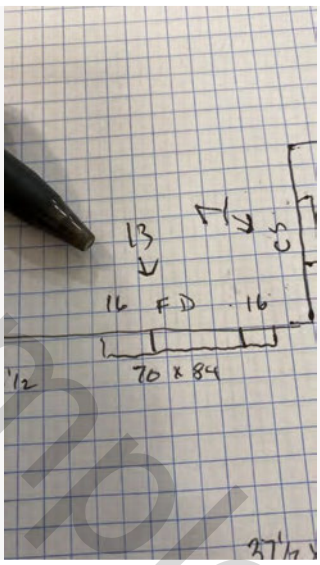
15

Water Staining Evident
Active Water Leaks Visible
Door out of Plumb, Level and Square

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:02am
Creator: Steven Browner

Specimen 13

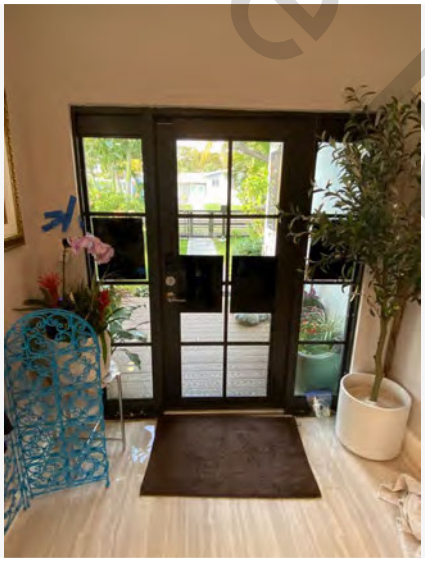
1



Specimen Location on Wall Map

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:32am
Creator: Steven Browner

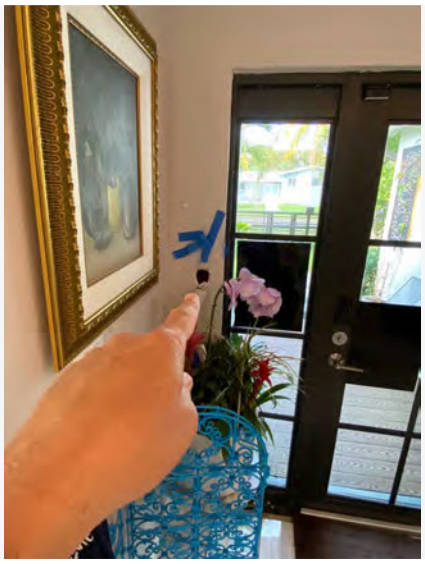
2



Overview of Sample Specimen

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:36am
Creator: Steven Browner

3



loose Electric Socket was removed to inspect bucking and installation

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:36am
Creator: Steven Browner

4

2 x 4 stud with a 1 x 4 attached to it

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:37am
Creator: Steven Browner

5

2 x 4 stud with a 1 x 4 attached to it

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:37am
Creator: Steven Browner

6

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:36am
Creator: Steven Browner

7

2 x 4 stud with a 1 x 4 attached to it

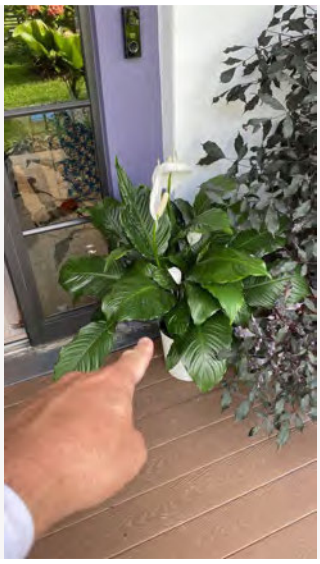
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:38am
Creator: Steven Browner

8

Pressure treated sill plate

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:53am
Creator: Steven Browner

9



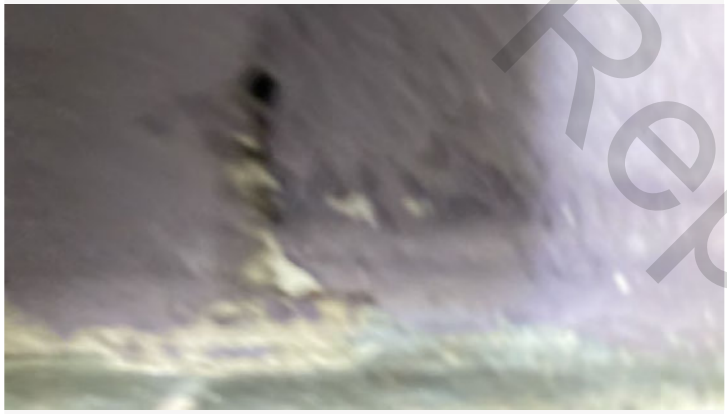
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:59am
Creator: Steven Browner

10

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:59am
Creator: Steven Browner

11

Crack witnessed in footer



Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:59am
Creator: Steven Browner

12

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:41am
Creator: Steven Browner

13

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:41am
Creator: Steven Browner

14

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:41am
Creator: Steven Browner

15

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:41am
Creator: Steven Browner

16

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:41am
Creator: Steven Browner

17

Door out of Plum, Level and True

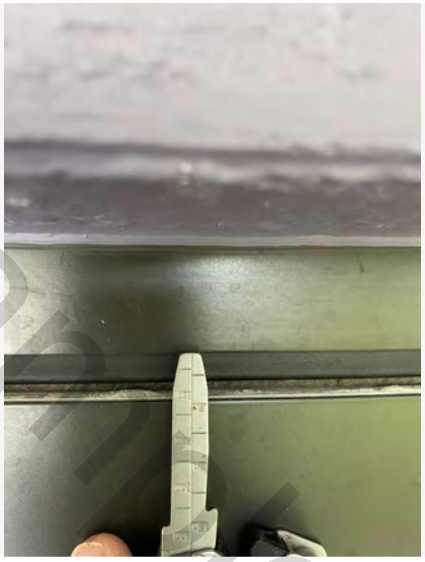
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:42am
Creator: Steven Browner

18

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:43am
Creator: Steven Browner

19



Door out of Plum, Level and True

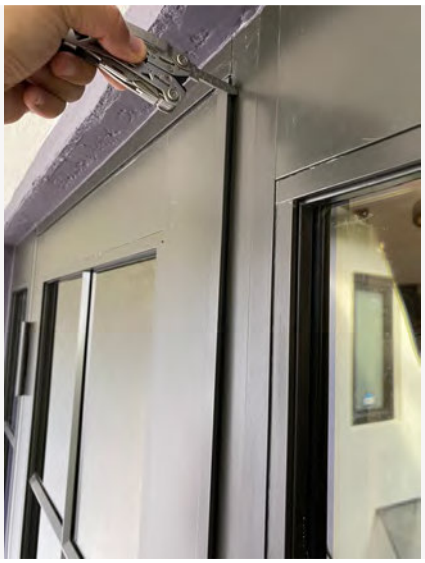
Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:43am
Creator: Steven Browner

20

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:43am
Creator: Steven Browner

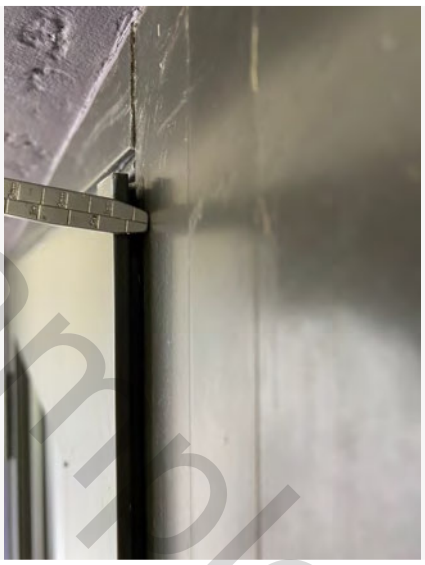
21



Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:43am
Creator: Steven Browner

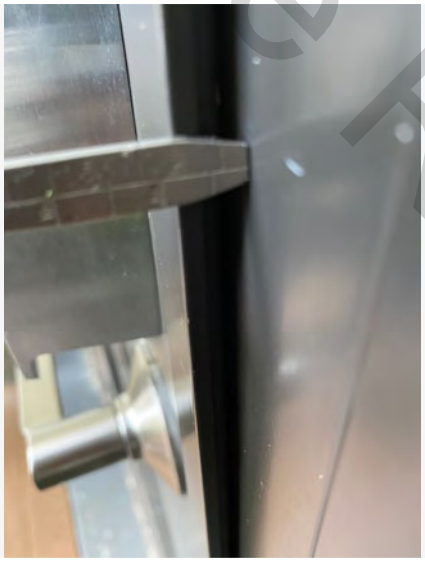
22



Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:44am
Creator: Steven Browner

23



Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:44am
Creator: Steven Browner

24

Door out of Plum, Level and True

Project: [redacted] Residence (Gerstenfeld)
Date: 2/24/2022, 5:44am
Creator: Steven Browner