September 11, 2012

Village of Irvington
85 Main Street
Irvington, NY 10533
Attention: Lawrence Schopfer

Re: **Village of Irvington Town Hall Exterior Conditions Analysis**

Dear Mr. Lawrence Schopfer,

Please find the enclosed report **Village of Irvington Town Hall Exterior Conditions Analysis.** Our findings and recommendations are in the following report as well as the attached appendices from Israel Berger and Associates, ACS Environmental, and C & F Plumbing.

Please contact me if you have any questions or require any further clarification or supplemental information for this report.

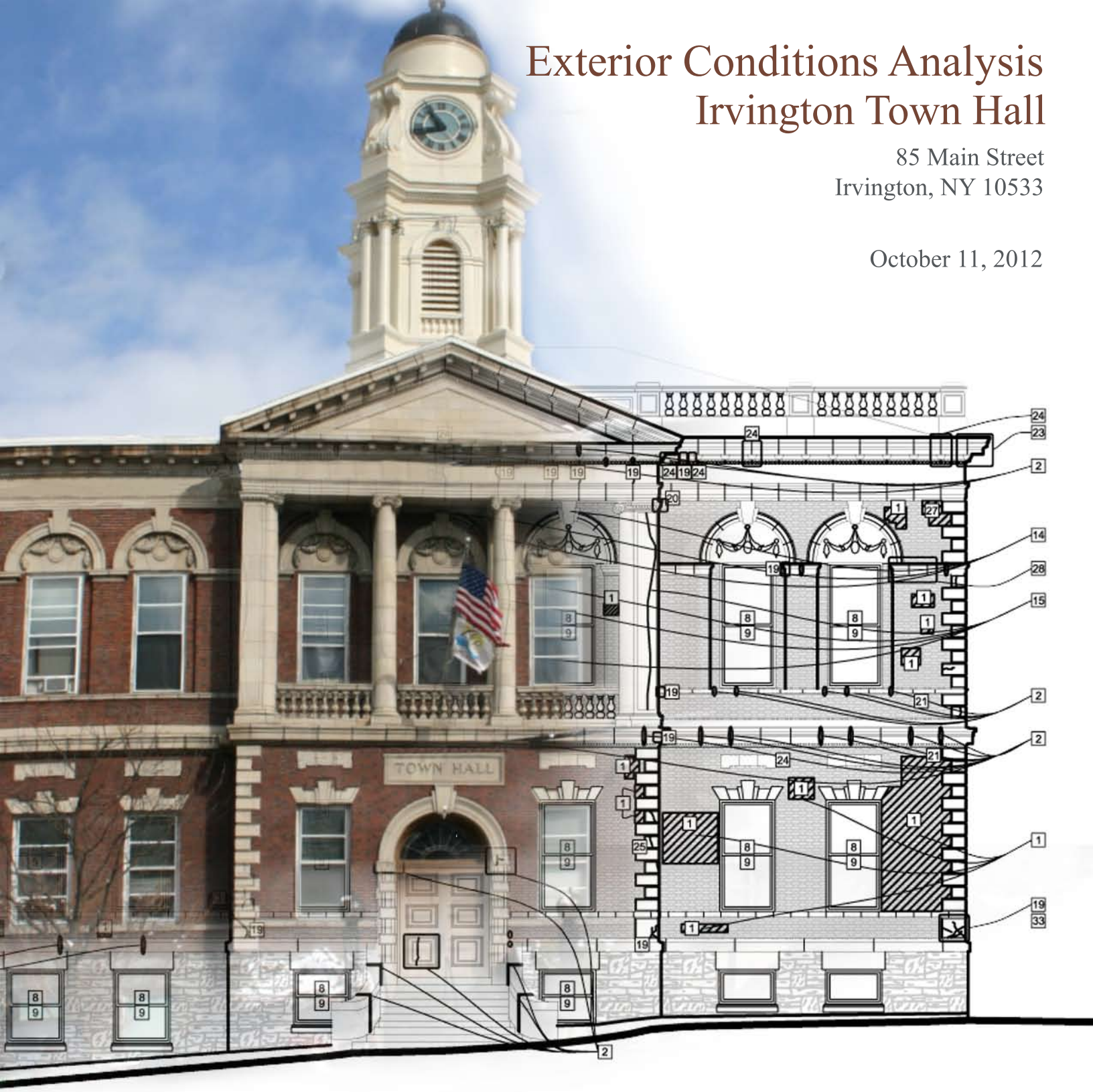
Sincerely,

Mark C. Behr
Richard Henry Behr Architect P.C.

Exterior Conditions Analysis
Irvington Town Hall

85 Main Street
Irvington, NY 10533

October 11, 2012



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Scarsdale, NY 10583
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Village of Irvington Town Hall Exterior Conditions Analysis
85 Main Street
Irvington, NY 10533

October 11, 2012

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Village of Irvington Town Hall Exterior Conditions Analysis
85 Main Street
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Village of Irvington Town Hall Exterior Conditions Analysis

Introduction

Richard Henry Behr Architect P.C. (RHBPC) was retained by the Village of Irvington to provide exterior conditions analysis for the Village of Irvington's Town Hall, a 1902 historic structure designed by architect A.J. Manning. The building has been on the National Register of Historic Places since 1984.

Per the Village of Irvington Request for Proposal dated January 22, 2010 (Appendix 1) and subsequent follow up clarification memo dated August 2, 2011 (Appendix 2), our report will focus on the exterior envelope and is to include the 4 major elevations (North, South, East, and West) the roof, the drain leaders, both external as well as internal leaders, and the major components that make up the elevations and roof.

This report is compiled from a team of professional consultants retained by RHBPC along with consultants retained directly by the Village of Irvington. RHBPC collaborated with exterior envelope specialists Israel Berger and Associates (IBA) as our prime consultant. The Village of Irvington retained ACS Environmental Services (ACS) for Hazardous Materials Testing and C & F Plumbing (C & F) for existing drains assessment. RHBPC used the combined experience of these three consultants as a basis for the development of our exterior conditions analysis report.

RHBPC in conjunction with IBA performed field investigation and testing work on May 29, 30 & 31 of 2012. Observations, photographs and detailed notes were taken both from ground level and from a mechanical boom lift to access upper story elements.

Our report includes documentation of existing exterior elements including brick masonry, terra cotta masonry, window and roof systems and the conditions of each respectively. Vital structural elements were analyzed and recommendations for necessary maintenance and historic preservation measures are incorporated. The concluded results of this report are sufficient for the Village of Irvington's use in "Phase II" of this project, preparation of construction documents and specifications. For detailed information, refer to all three consultant's reports included in the appendices listed below.

Israel Berger and Associates (IBA) – Refer to Appendix 3
ACS Environmental Services (ACS) – Refer to Appendix 4
C & F Plumbing (C & F) – Refer to Appendix 5

Village of Irvington Town Hall Exterior Conditions Analysis

A. Observations & Recommendations Report

1. Window Systems

The majority of windows are wood double hung type with single paned glazing. The existing trim and paint are in poor condition, however the windows themselves are in fair condition (refer to Paint Condition Key below). It appears the original oak sash was previously retrofitted with bronze weather stripping. The paint around the sash is cracking and in most cases has deteriorated. (Refer to reference Photo 19)

Paint Condition Key:

Fair = minor chipping, peeling or cracks
Poor = major chipping, peeling or cracks

1A. Hazardous Material Findings Summary for Windows:

Based on ACS's Asbestos Containing Material (ACM) Inspection Report:
The exterior window frame caulking materials around all the windows throughout all facades showed a presence of ACM greater than allowable limits. The caulking will need to be abated properly during any renovation / rehab work.

Based on ACS's Lead Based Paint (LBP) Inspection Report:
All exterior wood window components including the window casings/frames, sashes, window wells and jambs at all elevations and all levels of the building are classified as containing LBP. The basement door, door casing and frame at the East elevation were also found to contain lead based paint (Refer to reference Photo 76).

Based on ACS's Polychlorinated Biphenyls (PCB) Inspection Report:
Review of sample areas tested from the exterior window frame caulking materials and the window glazing/putty materials from the window sashes indicates that no PCB's were detected above the regulatory level.

* Please note that there were no other hazardous materials findings for tested areas and materials other than those listed for the window systems and basement door. Refer to ACS's full report, Appendix 4 for further information on the presence of LBP, PCB, and ACM in window systems and doors.

1B. Window Systems - Restoration/Repair Recommendations:

Primary recommendation:
The existing windows have exceeded the anticipated lifespan without a complete restoration. Even after restoration, the windows will still be a single glazed system which is not energy efficient by today's standards. We recommend a full window replacement with a high performance wood window with aluminum clad exterior and natural finish interior. The glazing should be insulated with a low-e coating. Window perimeter trim should be replaced to match existing details.

Secondary recommendation:
Glass energy panels can be retrofitted to the interior of the existing windows for an additional layer of thermal glazing or new operable storm windows can be installed. Full window restoration is also recommended involving the scraping and painting of wood sash around exterior. Glazing putty to be painted and replaced as needed.

Hazardous Material Abatement:
Any work that is performed whether a new window replacement or a full restoration will have to involve abatement following all EPA and NYS HUD protocols for LBP, ACM and PCB contaminated materials.

2. Brick Masonry

The exterior walls are a true load bearing bricks three wythes thick laid in a Flemish Bond. The brick masonry in general is in fair condition. Areas of the façade with original mortar joints heavily eroded are identified on elevation drawings in Section B – Drawings. There have been multiple areas on the building where recent repointing work has been performed using various mortar mixes. Refer to IBA's report for further detailed analysis of the brick masonry conditions.

Efflorescence
Refer to Section B Drawings Elevation Note 21, "Presence of Efflorescence" for locations where efflorescence was identified on the elevations. According to the Masonry institute of America efflorescence is an indication of all of the following three conditions:

1. Presence of water soluble salts present somewhere in the wall.
2. Presence of sufficient moisture in the wall to render the salts into a soluble solution.
3. Presence of a viable path for the soluble salts to migrate through to the surface where the moisture can evaporate therefore depositing the salts. These salts then crystallize and cause efflorescence.

Refer to Section B Drawings - Elevation Note 21; "Presence of efflorescence", (Reference Image 2, 22 & 23)

Mortar Joints

Roughly 1/3 of the mortar joints appear to be previously re-pointed by various contractors at varying times. This mortar appears to vary in condition. There are areas of original repointing that are heavily eroded and in need of repointing. This occurs on all elevations; reference should be made to those locations pointed out in Section B Elevations Note 1 & 2. Most notably the portion above the second floor window at the North-West corner of the West facade and the South-West corner of the South façade,

Refer to Section B Drawings Elevation Note 1, "Re-pointing/Extensive eroding of original pointing of masonry".
(Reference Images 18, 56 & 57, 58, 59, 62, 68)

2A. Brick Masonry - Restoration/Repair Recommendations:

Re-pointing is recommended in areas where original re-pointing has deteriorated, eroded or brick is showing signs of efflorescence. Brick cleaning should involve hand washing with a mild detergent and a stiff bristle brush. Sandblasting is not recommended for cleaning of these areas. If sandblasting method is chosen, sandblasting should be used with caution and afterwards the masonry should be sealed with a waterproofing material. Regardless of what cleaning method is used, post cleaning the masonry should be sealed with a high quality waterproofing material or sealant. The efflorescence may reappear however because there still may be water inside the wall. The efflorescence already indicates that soluble alkali sulfates may exist in the wall and that the sulfates have found viable paths to the surface. The goal is to now prevent moisture from re-entering the masonry and rendering the sulfates into solution.

3. Terra Cotta Masonry

The town hall's extensive ornamentation of terra cotta bands, arches, columns, and capitals are overall in fair condition. The four Ionic columns of the main tetra-style portico on the South façade are an exception and are in very poor condition. There are extensive large cracks at each of the columns. Many of these cracks appear to have been repaired at some point however many are still failing. The capitals are also in poor condition. One of the volutes was loose and detached during our field survey. The bases of each of the columns are also experiencing extensive cracking. This extensive terra cotta deterioration and cracking is often a result of significant

quantities of liquid moisture often found within the compromised terra cotta building wall systems. The primary reason for terra cotta failure is water penetration and freeze-thaw cycles and this will need to be addressed during a proper restoration project (Phase II).

Except for the front portico, the terra cotta elsewhere appears to be in fair condition with some minor repairs required. These repair locations are noted in Section B Drawings - Elevation Notes 10, 11 & 12 "Joints in poor/fair condition", "Joints in fair/good condition", "Joints in poor condition" These areas consist of terra cotta bands at the base and frieze of the building where the mortar joint between the terra cotta is either in poor or fair condition.

Refer to Section B Drawings for specific locations.

3A. Terra Cotta Masonry - Restoration/Repair Recommendations:

Primary recommendation:
Due to the severity of the cracking on the South face portico we recommend completely replacing all the individual pieces of each of the four columns and ornamental work in this area. The new should match existing in material, design and finish.

Secondary recommendation:
RHBPC recommends the use of Custom System 45 and Elastowall 351 or similar products for the extensive patching and repair of the damaged portico areas. (Refer to Appendix 6)

Terra Cotta spalling and cracking areas throughout the building we recommend the use of Custom System 45 and Elastowall 351, Elastomastic 352 or similar products for the miscellaneous patching and repair of the damaged areas. An allowance is also recommended for miscellaneous isolated areas requiring patching.
Terra Cotta Discoloration – Recommended cleaning and scrubbing, application of waterproof sealant, and polishing of discolored areas.

4. Concrete Masonry (CMU)

The North addition serving for the theater egress stair and elevator is constructed of standard 8"x16"x8" concrete masonry units (CMU) with cement parge coating. The Western portion of the addition is painted white. Here we observed extensive deteriorated masonry at the steel beam and at expansion joints.

Refer to Section B Drawings Elevation Notes 26, "Steel beam is exposed and

deteriorating." These cracks are commonly caused by the daily and seasonal differential movement between the steel and the brick materials which expand and contract at different rates due to fluctuations in the temperature.

Refer to Section B Drawings Elevation Notes 22, "Deteriorating/Open control joint between structures." The sealant at the control joints between substrates is in poor condition and in some cases is completely deteriorated to a point where daylight was visible from the interior of the building.

Refer to Section B Drawings Elevation Note 16; "Stepped cracks that run through the existing CMU joints", (Reference Photo 8 & 65.) Settlement cracks in CMU walls are commonly known as "stair step cracks" or a crack that steps up as it moves horizontally across the wall. This is caused by unstable soil conditions under the buildings footings. These were primarily found along the North rear elevation. Building maintenance staff should be aware and expect additional movement if the settlement has not stopped.

4A. Concrete Masonry (CMU) - Restoration/Repair Recommendations:

Extensive deteriorated masonry at Steel:
We recommend that the masonry surrounding the steel beam should be pinned up and areas below removed. All steel should be scraped, primed, painted and waterproofed. New masonry should be installed and a waterproof coating applied at CMU surfaces. Where existing, sealant at the control joints between substrates should be removed and resealed at all control joint locations.

Deteriorating open control joints:
Remove any remaining portions of control joint and completely resealing all gaps.

Settlement Cracks:
Recommend patching and re-pointing of existing cracks to keep water, bugs etc from entering the building. After proper re-pointing of the stepped cracks we recommend applying a new weatherproof coating at all CMU surfaces.

5. Main Roof

IBA's observations of the roof indicate that the roof was recently replaced with a black EPDM mechanically fastened system over Carlisle Insulation boards. They found this roof to be in acceptable condition with no need for any repairs at this time. The roof drains, scuppers and downspouts are also in clean working condition. Proper and routine maintenance should be carried out consistently.

6. Lower Roof Extension

Observations indicate that the roof was recently replaced with a black EPDM mechanically fastened system over Carlisle Insulation boards. This roof is in acceptable condition with no further repairs needed. The roof drains, scuppers and downspouts are also in clean working condition. Proper and routine maintenance should be carried out consistently.

7. South Balcony Roof

IBA's observations of the roof over the portico indicated that the roof is constructed of a modified Bitumen Membrane and is in poor condition. The through wall scupper drains are currently clogged with debris and pigeon guano. Trapped moisture was found to be contributing to both roof deterioration and leaks in the closet below.

7A. South Balcony Roof - Restoration/Repair Recommendations:

Replace the south balcony roof with a liquid applied membrane equivalent to Parapro 123, (Refer to Appendix 6) We recommend removing all roofing layers down to structural decking. The scuppers should also be cleaned and free of all debris as part of the roof replacement work. Once this roof is replaced we also recommend installing bird netting at the outer portico to prevent further damage from bird debris and guano.

8. Roof Skylight

Observations indicate the skylight to be in fair condition. The paint around the metal mullions however is cracking and the condition of the glass is poor in areas.

8A. Restoration/Repair Recommendations:

Recommend repainting of the metal mullions at the skylights. Also recommend the glass to be re-puttied and replaced with plexi-glass. These areas were not under current scope therefore were not tested for hazardous materials. LBP and ACM presence should be assumed and all caulking and paints should be abated following regulatory in ACS's Inspections report, Appendix 4.

9. Storm Water Drain Pipes

C & F Plumbing used a camera to check the conditions on two front internal roof drains. They set up machine and ran the camera down roughly 45' into the existing trap. Some pipe scale was found but overall pipes were found to generally be in good

condition. Proper and routine maintenance should be carried out consistently.

10. Clock Tower

The clock tower was recently renovated and existing condition analysis of such is not included in this report.

11. General Miscellaneous Recommendations

a) Restoration of Original Architecture:
Based on a historical photo of Irvington Town Hall there was presumably a terra cotta balustrade along the perimeter of the main roof just above the second floor cornice.

Refer to Building Photographs – Historical Photo of South Elevation Front Facade
Refer to Section B Drawings Elevation Note 35

b) North Elevation (Rear):
Refer to Section B Drawings - Elevation Notes 13 – Recommend: Detaching vent to be securely reinstalled with new perimeter weatherproofing/sealant joint.

c) East Elevation: Refer to Section B Drawings - Elevation Notes 18 –
Recommend: Open joint from removed fire escape to be in-filled with qualifying brick and mortar to match existing in color variation and texture.

d) Refer to Section B Drawings – Elevation Notes 23 – "Previously patched and pinned area in poor condition"
Recommend: Remove and reconstruct entire portion or Terra Cotta corner using Custom System 45 and Elastowall 351 or similar.

e) Refer to Section B Drawings – Elevation Notes 24 – "Loose masonry unit"
Refer to Section B Drawings – Elevation Notes 28 – "Masonry Unit that sounds and feels loose"
Refer to Section B Drawings – Elevation Notes 29 – "Displaced Brick"
Refer to Section B Drawings – Elevation Notes 31 – "Exposed pipe and associated loose brick"
Recommend: Removing the loose brick, lay new mortar bed and reinsert loose bricks. Reseal and repoint surrounding areas.

f) Refer to Section B Drawings – Elevation Notes 33 – "Wooden louver paint is peeling and chipping"
Recommend: Replacing wood louver with metal drainable louver with white finish.

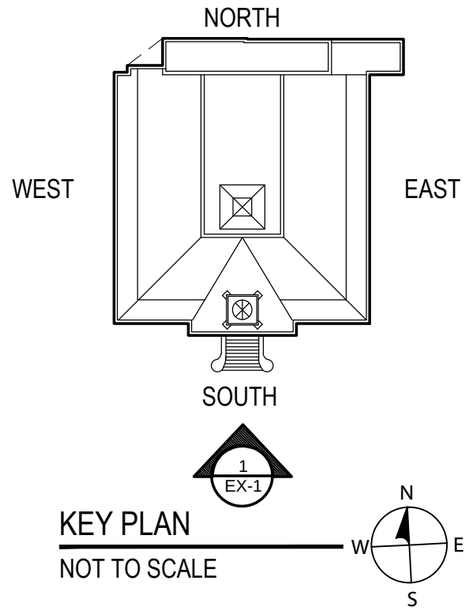
12. Summary Conclusion

In conclusion we found the 1902 Village of Irvington Town Hall historic building to be overall in fair condition. The building has had some localized restoration work performed in specific areas over the years, however, to maintain quality and efficiency of the entire exterior envelope a full restoration is appropriate to this 110 years old structure. Due to decreasing structural integrity of the four terra cotta columns, the repair/restoration work for the tetra-style terra cotta portico on the South Elevation – Front Façade should be of priority for "Phase II" work.

- This concludes Section A – Observations & Recommendations Report -

1 SOUTH ELEVATION (FRONT FACADE)

3/32" = 1'-0"



1 EX-1

KEY PLAN

NOT TO SCALE

ELEVATION NOTES:
PHOTOS REFERENCE SECTION 6

1. REPOINTING/EXTENSIVE ERODING OF ORIGINAL POINTING OF MASONRY, (REFERENCE PHOTO 18, 56, 57, 58, 59, 62, 68)

2. DETERIORATED JOINT CONDITION

3. CHIPPED/CRACKED MASONRY

4. OFFSET TILE AND OR TILE DISCOLORATION

5. FAILING JOINTS

6. BROKEN OFF CAPITAL VOLUTE (REFERENCE PHOTO 24)

7. NOT USED

8. EXISTING TRIM AND PAINT IN POOR CONDITION, CONTAINS LEAD BASED PAINT (LBP) (REFERENCE PHOTO 19 , 20)

9. EXISTING CAULK JOINT IN POOR CONDITION (REFERENCE PHOTO 19, 20, 25, 26)

10. JOINTS IN POOR/FAIR CONDITION

11. JOINTS IN FAIR/GOOD CONDITION

12. JOINTS IN POOR CONDITION (REFERENCE PHOTO 63, 64, 70)

13. DETACHING VENT

14. TERRA COTTA DISCOLORATION. IN GENERAL TERRA COTTA REVIEWED WAS IN FAIR CONDITION (EXCLUDING SOUTH COLUMNS) HOWEVER AN ALLOWANCE SHOULD BE KEPT FOR DISCOLORATION AND REPAIR OF PREVIOUSLY PATCHED AREAS. (REFERENCE PHOTO #12)

15. TERRA COTTA COLUMNS AND PILASTERS IN THE PORTICO ARE IN POOR CONDITION. THE BASE AND CAPITALS ARE ALSO IN POOR CONDITION WITH VISUAL SIGNS OF EXTENSIVE CRACKING. (REFERENCE PHOTO 1, 2, 9, 40, 41, 42, 61)

16. STEPPED CRACKS THAT RUN THROUGH THE EXISTING CMU MORTAR JOINTS, (REFERENCE PHOTO 8, 65)

17. PREVIOUSLY PATCHED AREA

18. OPEN JOINT FROM REMOVED FIRE ESCAPE

19. CRACKED TERRA COTTA (REFERENCE PHOTO 28, 29, 30, 31, 33, 34, 36, 37, 39, 45, 46, 47, 48, 49, 51, 74)

20. SPALLED TERRA COTTA (REFERENCE PHOTO 39, 55, 60)

21. PRESENCE OF EFFLORESCENCE (REFERENCE PHOTO 21, 22, 23)

22. DETERIORATING/OPEN CONTROL JOINT BETWEEN STRUCTURES

23. PREVIOUSLY PATCHED AND PINNED AREA. IN POOR CONDITION (REFERENCE PHOTO 10, 11)

24. LOOSE MASONRY UNIT (REFERENCE PHOTO 5, 12, 27,28, 29, 30, 31, 32, 33, 35, 38, 43, 44, 52, 60, 67)

25. PREVIOUSLY PATCHED AREA (REFERENCE PHOTO 50, 57, 58, 59)

26. STEEL BEAM IS EXPOSED AND DETERIORATING (REFERENCE PHOTO 8)

27. PATCHED AREA THAT SOUNDS AND FEELS LOOSE (REFERENCE PHOTO 6, 7, 13, 14)

28. MASONRY UNITS THAT SOUND LOOSE (REFERENCE PHOTO 15, 16, 17, 19, 29, 30, 31)

29. DISPLACED BRICK (REFERENCE PHOTO 53, 54)

30. PREVIOUSLY PATCHED WINDOW HEAD (REFERENCE PHOTO 66)

31. EXPOSED PIPE AND ASSOCIATED LOOSE BRICK (REFERENCE PHOTO 69)

32. (REFERENCE PHOTO 71)

33. WOODEN LOUVER PAINT FINISH IS PEELING AND CHIPPING (REFERENCE PHOTO 75)

34. EXISTING WOOD DOOR AND TRIM PAINT CONTAINS LBP (REFERENCE PHOTO 76)

35. LOCATION OF ORIGINAL 1902 TERRA COTTA BALUSTRADE SINCE BEEN REMOVED, REFERENCE HISTORICAL PHOTO IN SECTION C

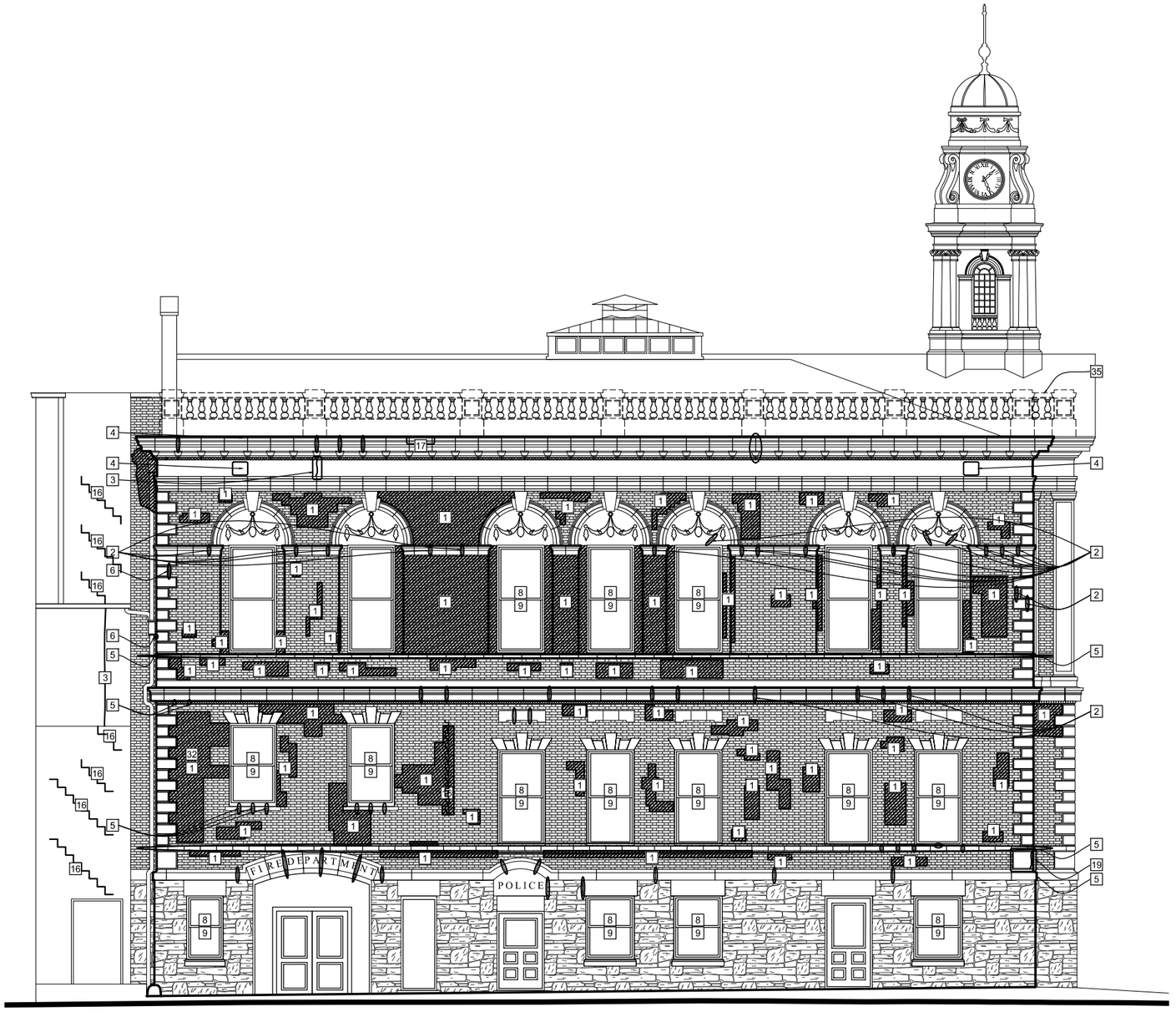
Village of Irvington Town Hall Exterior Conditions Analysis

CLIENT: Village of Irvington
85 Main Street
Irvington, NY 10533

ARCHITECT: Richard Henry Behr Architect P.C.
2 Weaver Street
Scarsdale, NY

Issue Date: October 11, 2012

EX-1



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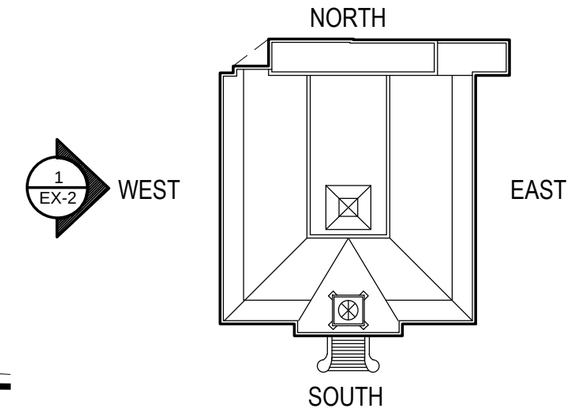

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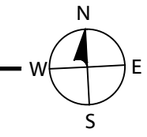

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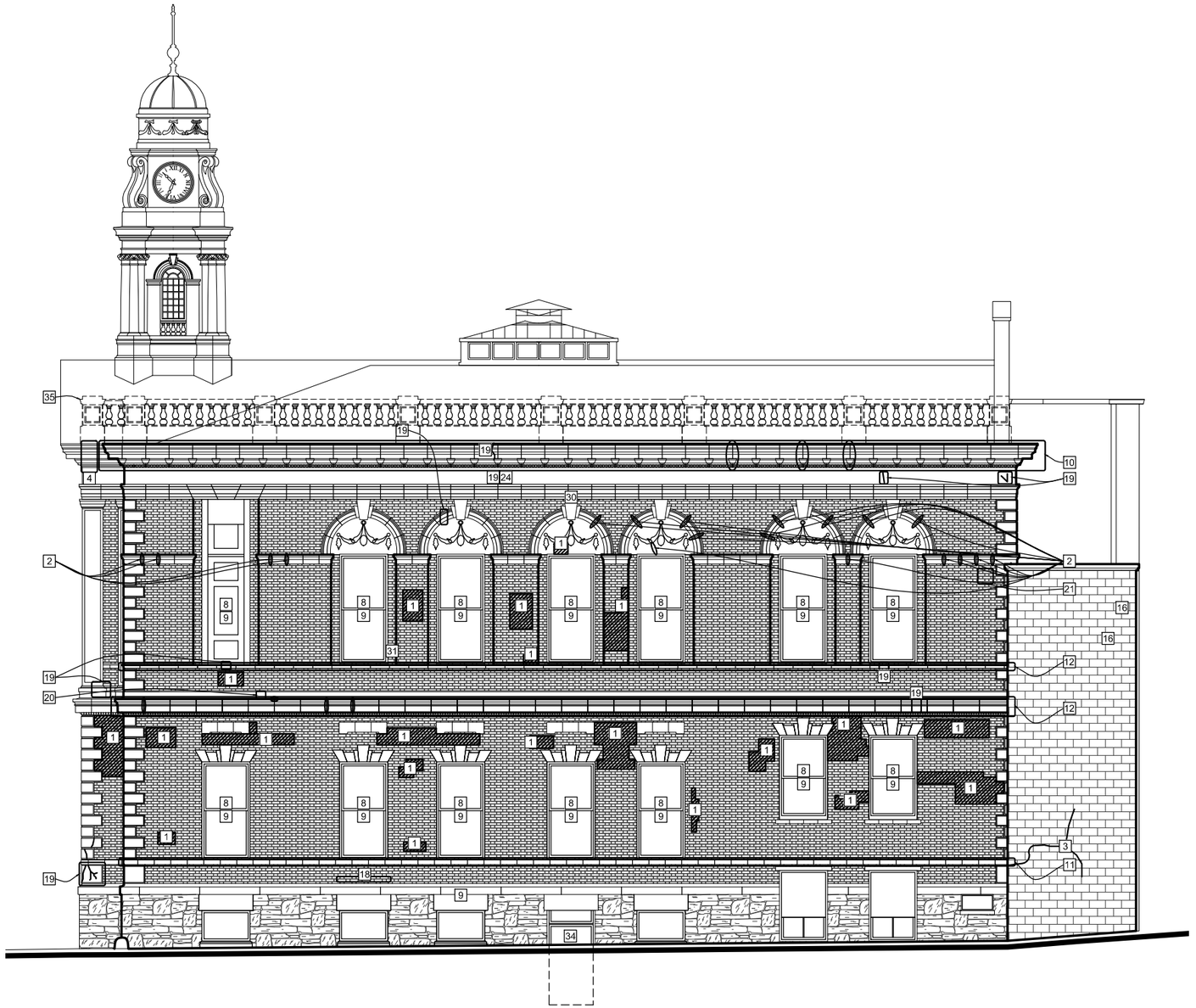
EX-2



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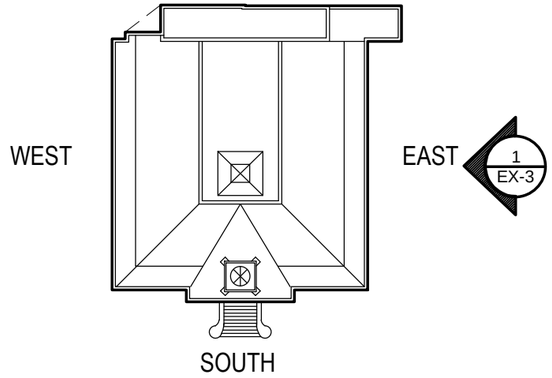

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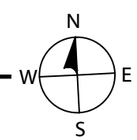

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4. OFFSET TILE AND OR TILE DISCOLORATION

5. FAILING JOINTS

6. BROKEN OFF CAPITAL VOLUTE (REFERENCE PHOTO 24)

7. NOT USED

8. EXISTING TRIM AND PAINT IN POOR CONDITION, CONTAINS LEAD BASED PAINT (LBP) (REFERENCE PHOTO 19 , 20)

9. EXISTING CAULK JOINT IN POOR CONDITION (REFERENCE PHOTO 19, 20, 25, 26)

10. JOINTS IN POOR/FAIR CONDITION

11. JOINTS IN FAIR/GOOD CONDITION

12. JOINTS IN POOR CONDITION (REFERENCE PHOTO 63, 64, 70)

13. DETACHING VENT

14. TERRA COTTA DISCOLORATION. IN GENERAL TERRA COTTA REVIEWED WAS IN FAIR CONDITION (EXCLUDING SOUTH COLUMNS) HOWEVER AN ALLOWANCE SHOULD BE KEPT FOR DISCOLORATION AND REPAIR OF PREVIOUSLY PATCHED AREAS. (REFERENCE PHOTO #12)

15. TERRA COTTA COLUMNS AND PILASTERS IN THE PORTICO ARE IN POOR CONDITION. THE BASE AND CAPITALS ARE ALSO IN POOR CONDITION WITH VISUAL SIGNS OF EXTENSIVE CRACKING. (REFERENCE PHOTO 1, 2, 9, 40, 41, 42, 61)

16. STEPPED CRACKS THAT RUN THROUGH THE EXISTING CMU MORTAR JOINTS, (REFERENCE PHOTO 8, 65)

17. PREVIOUSLY PATCHED AREA

18. OPEN JOINT FROM REMOVED FIRE ESCAPE

19. CRACKED TERRA COTTA (REFERENCE PHOTO 28, 29, 30, 31, 33, 34, 36, 37, 39, 45, 46, 47, 48, 49, 51, 74)

20. SPALLED TERRA COTTA (REFERENCE PHOTO 39, 55, 60)

21. PRESENCE OF EFFLORESCENCE (REFERENCE PHOTO 21, 22, 23)

22. DETERIORATING/OPEN CONTROL JOINT BETWEEN STRUCTURES

23. PREVIOUSLY PATCHED AND PINNED AREA. IN POOR CONDITION (REFERENCE PHOTO 10, 11)

24. LOOSE MASONRY UNIT (REFERENCE PHOTO 5, 12, 27,28, 29, 30, 31, 32, 33, 35, 38, 43, 44, 52, 60, 67)

25. PREVIOUSLY PATCHED AREA (REFERENCE PHOTO 50, 57, 58, 59)

26. STEEL BEAM IS EXPOSED AND DETERIORATING (REFERENCE PHOTO 8)

27. PATCHED AREA THAT SOUNDS AND FEELS LOOSE (REFERENCE PHOTO 6, 7, 13, 14)

28. MASONRY UNITS THAT SOUND LOOSE (REFERENCE PHOTO 15, 16, 17, 19, 29, 30, 31)

29. DISPLACED BRICK (REFERENCE PHOTO 53, 54)

30. PREVIOUSLY PATCHED WINDOW HEAD (REFERENCE PHOTO 66)

31. EXPOSED PIPE AND ASSOCIATED LOOSE BRICK (REFERENCE PHOTO 69)

32. (REFERENCE PHOTO 71)

33. WOODEN LOUVER PAINT FINISH IS PEELING AND CHIPPING (REFERENCE PHOTO 75)

34. EXISTING WOOD DOOR AND TRIM PAINT CONTAINS LBP (REFERENCE PHOTO 76)

35. LOCATION OF ORIGINAL 1902 TERRA COTTA BALUSTRADE SINCE BEEN REMOVED, REFERENCE HISTORICAL PHOTO IN SECTION C

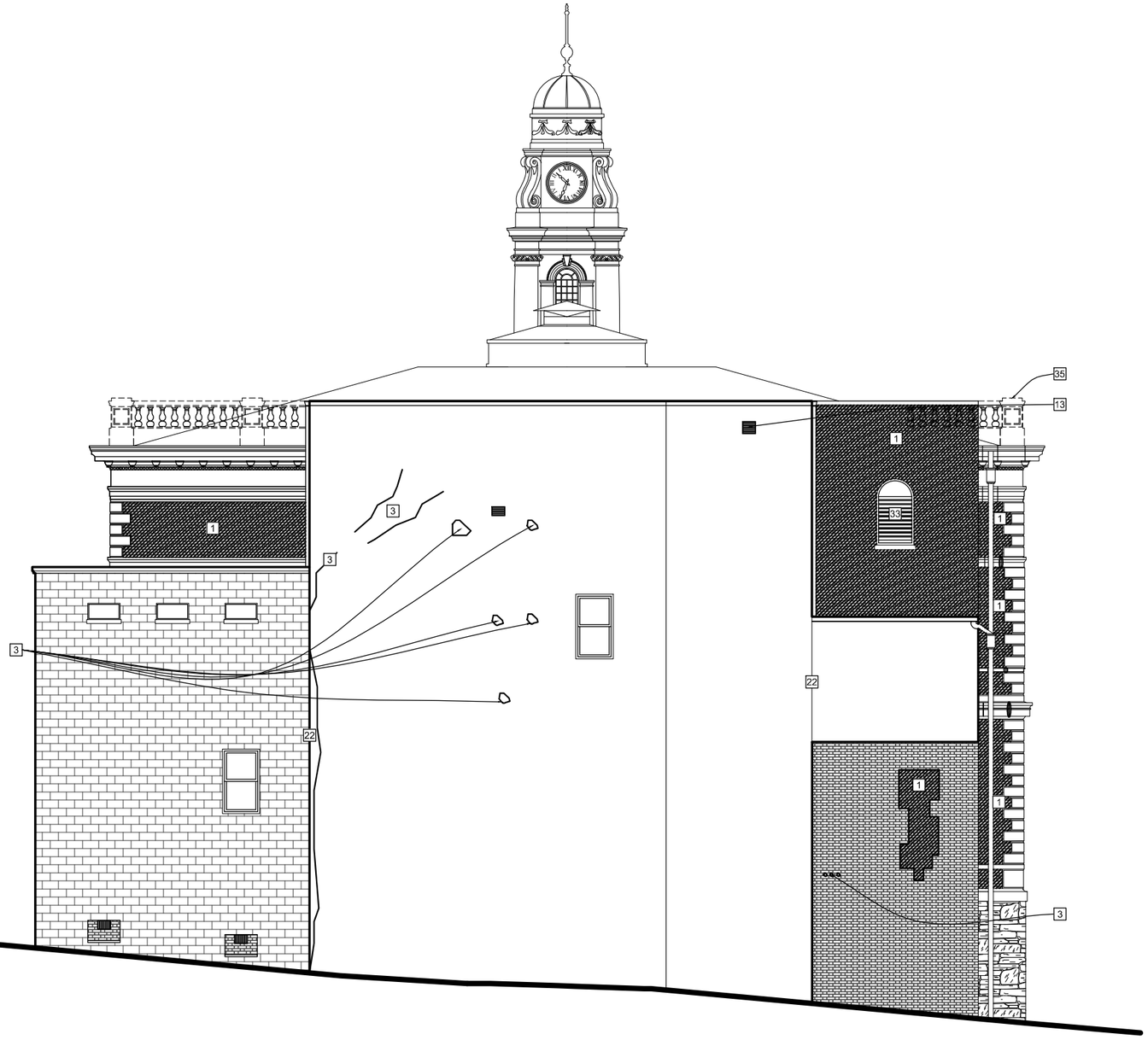
Village of Irvington Town Hall Exterior Conditions Analysis

CLIENT: Village of Irvington
85 Main Street
Irvington, NY 10533

ARCHITECT: Richard Henry Behr Architect P.C.
2 Weaver Street
Scarsdale, NY

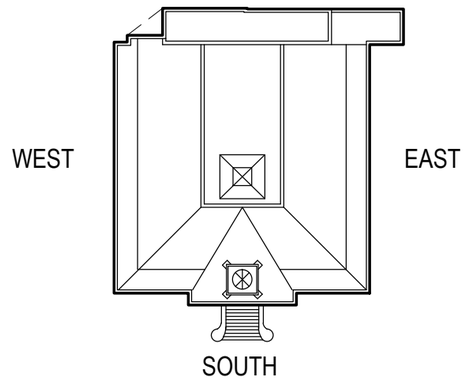
Issue Date: October 11, 2012

EX-3



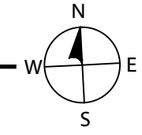
1 NORTH ELEVATION (REAR FACADE)

3/32" = 1'-0"



KEY PLAN

NOT TO SCALE



ELEVATION NOTES:
PHOTOS REFERENCE SECTION 6

1. REPOINTING/EXTENSIVE ERODING OF ORIGINAL POINTING OF MASONRY, (REFERENCE PHOTO 18, 56, 57, 58, 59, 62, 68)

2. DETERIORATED JOINT CONDITION

3. CHIPPED/CRACKED MASONRY

4. OFFSET TILE AND OR TILE DISCOLORATION

5. FAILING JOINTS

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