



# **\*AMENDED\***

# **AGENDA**

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF STEVENS POINT**

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<b>Date and Time:</b> February 11, 2014 4:00 PM	<b>Location:</b> County/City Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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1. Roll call.

Discussion and possible action on the following:

2. Election of a chairperson.
3. Election of a vice chairperson.
4. Adoption of bylaws.
- \* 5. Appointment of executive director.
6. Closure and opening of financial accounts for authority business.
7. Authorization of signers for accounts.
- \* 8. Edgewater Manor update, and action relating to the needed façade work.
9. Performing a needs assessment for Edgewater Manor.
10. Adjourn.

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**PLEASE TAKE NOTICE** that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the Executive Director as soon as possible to ensure that a reasonable accommodation can be made. The Executive Director can be reached by telephone at (715)346-1567, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

**PLEASE TAKE FURTHER NOTICE** that a quorum of the Common Council may be in attendance at this meeting.

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## Memo

**Michael Ostrowski, Director**  
Community Development Department  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mostrowski@stevenspoint.com

### **Redevelopment Authority of the City of Stevens Point**

To: Redevelopment Authority Board of Directors  
From: Michael Ostrowski  
CC:  
Date: 1/29/2014  
Re: Agenda Item Summaries for February 11, 2014 Redevelopment Authority Board Meeting

1. Roll call.

Discussion and possible action on the following:

2. Election of a chairperson.

The board will need to elect a chairperson.

3. Election of a vice chairperson.

The board will need to elect a chairperson.

4. Adoption of bylaws.

The board will need to adopt a set of bylaws. Enclosed you will find a copy of the proposed bylaws for the board.

- \* 5. Appointment of executive director.

Since this is the first meeting of the redevelopment authority, and it is a separate body politic, official action will need to be taken on the appointment of the executive director. The executive director would also serve as the secretary/treasurer of the redevelopment authority, per the bylaws.

6. Closure and opening of financial accounts for authority business.

I am recommending that we combine redevelopment authority accounts with the City of Stevens Point and run them like a separate department with a separate fund of the city. This will allow for more efficient administration of the funds, as well as help with auditing procedures. Therefore, we would close the bank accounts relating to Edgewater Manor and the housing trust fund interest accounts. We would then process claims through the city, with the Redevelopment Authority Executive Director as the signer to authorize any payments, which is similar to departments of the city.

7. Authorization of signers for accounts.

If we process claims through the city, the comptroller and city clerk will need to be signers on the checks. Therefore, I am looking for board approval relating to this matter. Please be aware that the Executive Director will still need to authorize the claims.

- \* 8. Edgewater Manor update, and action relating to the needed façade work.

I will be providing a brief update on Edgewater Manor relating to management and future improvements.

I have included two reports relating to the façade situation at Edgewater Manor. I have also asked another contractor for their opinion relating to this matter. Their report was not complete at the time of this summary.

Both reports indicate that there needs to be work done to the façade to fix the separation issue. However, the reports differ drastically in the severity of the situation. The report by WJH indicates that the long term fix is a complete removal of the façade, whereas the Rockwood report indicates that repair work is needed, but a complete removal of the façade may not be the case. The third contractor that analyzed the building provided a recommendation that is more in line with the recommendation by Rockwood. I will provide you that report once I receive it.

Based on the reports, work will need to be done to correct the situation. The main concern is that with the caulking letting loose, it is allowing water to penetrate the façade. This then causes issues when the water cannot be easily released through the weep holes. Therefore, we will need to have all the windows and expansion joints re-caulked and additional work may need to be done with the window flashing and selective masonry areas. This work, because of the value, will likely need to be bid out. My intent would be to prepare the specifications and advertise the project for bid.

- 9. Performing a needs assessment for Edgewater Manor.

In order to proceed with future maintenance and updating of Edgewater Manor, a needs assessment should be done on the facility and associated equipment. My recommendation would be to issue a request for proposals from firms that are capable of performing this work.

- 10. Adjourn.

**BYLAWS OF THE  
REDEVELOPMENT AUTHORITY  
OF THE CITY OF STEVENS POINT**

**ARTICLE I - THE AUTHORITY**

Section 1 - Name of Authority. The name of the Authority shall be “Redevelopment Authority of the City of Stevens Point.”

Section 2 - Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

Section 3 - Offices of the Authority. The principal offices of the Authority shall be at 1515 Strongs Avenue, Stevens Point, Wisconsin 54481. In addition, the Authority may from time-to-time have offices as such other place or places as it deems necessary. The location of the Authority’s principal offices may be changed by appropriate resolution of the Authority.

Section 4 - Appointment of Members. The Mayor shall, with the confirmation of the Common Council, appoint seven (7) resident persons as commissioners to the Authority according to Section 66.1333 of the Wisconsin Statutes and Section 3.51 of the Revised Municipal Code of the City Stevens Point.

**ARTICLE II - OFFICERS**

Section 1 - Officers. The officers of the Authority shall be a Chairperson, a Vice-Chairperson, and a Secretary/Treasurer (who shall be the Executive Director).

Section 2 - Chairperson. The Chairperson for the Authority shall preside at all meetings of the Authority. The Chairperson and Executive Director are authorized to execute on behalf of the Authority all contracts, deeds, notes and other forms of obligations or instruments when duly authorized by the Commissioners of the Authority to do so. At each meeting the Chairperson shall submit such recommendations and information as he/she may consider proper concerning the business, affairs, and policies of the Authority.

Section 3 - Vice Chairperson. The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson; and in case the Chairperson is no longer able to serve, the Vice Chairperson shall perform such duties as are imposed on the Chairperson until such time as the Authority shall select a chairperson from among its members.

Section 4 - Secretary/Treasurer. The Secretary/Treasurer shall be the Executive Director and shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to that office. The

Secretary/Treasurer shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

The Secretary/Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks. The Secretary/Treasurer shall approve all checks for the payment of bills and shall delegate responsibility to pay out and disburse such monies.

Section 5 - Executive Director. The Executive Director shall serve as Secretary/Treasurer to the Authority and shall be the chief administrative officer of the Authority and shall direct, manage and supervise the Authority's administrative operation and technical activities in accordance with and subject to the direction of the Authority.

Section 6 - Additional Duties. The Officers of the Authority shall perform such other duties and functions as may from time-to-time be required by the Authority or by the bylaws or rules and regulations of the Authority and which are necessary to promote the redevelopment mission of the agency.

Section 7 - Election or Appointment. Successive commissioners shall be appointed by the Mayor. The Chairperson and Vice Chairperson shall be elected from among the Commissioners of the Authority.

Section 8 - Vacancies. Should the offices of Chairperson or Vice Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

### **ARTICLE III - MEETINGS**

Section 1 - Regular Meetings. Meetings shall be held by the Authority at least monthly or as needed and at a regular time. When the regular meeting falls on a legal holiday, a special meeting may be called in lieu of the regular meeting. All regular and special meetings of the Authority shall be held at the Authority's principal office or in such other public place as the Authority deems appropriate. All regular and special meetings, hearings, records, and accounts of the Authority shall be subject to Wisconsin Statutes, Chapter 19.

Section 2 - Special Meetings. The Chairperson of the Authority may, when he/she deems expedient, and/or upon written request of any member of the Commission, call a special meeting of the Commissioners, whenever any one of them deems it necessary.

Section 3 - Meeting Agendas. Any Commissioner may have any item of his or her choosing on an agenda of either a regular or a special meeting. Agendas shall be posted for public notice under Wisconsin Statutes Chapter 19.

Section 4 - Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Four (4) Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. An item can be adopted with a majority of votes of the same persuasion.

Section 5 - Order of Business. The Secretary/Treasurer shall prepare an agenda for each meeting.

Section 6 - Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker of the motion and the second to the motion shall be duly recorded in the minutes of the meeting.

Section 7 - Voting. The voting on all questions coming before the Authority shall be by voice and shall not be recorded by "yeas" and "nays" unless requested by a member of the Authority.

Section 8 - Parliamentary Procedure. The parliamentary procedure utilized during Authority meetings shall be governed by Roberts Rules of Order.

**ARTICLE IV - SUBCOMMITTEES**

Section 1 - Subcommittees. The Authority may establish subcommittees as may from time-to-time be required.

**ARTICLE V - AMENDMENTS**

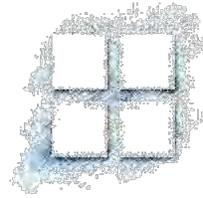
Section 1 - Amendments to Bylaws. The bylaws of the Authority may be amended after an amendment has been introduced at any regular meeting or special meeting and referred to the next regular/special meeting. Adoption of an amendment shall be by a two-thirds vote of the body of the whole.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Executive Director

6245 Packer Drive • Wausau, WI 54401  
715.848.8677 • FAX 715.842.3767  
www.wjhiggins.com



**W.J. Higgins**  
& ASSOCIATES, INC.

WJH&A Project No.: 13082

December 4, 2013

Mr. John Niedbalski  
Stevens Point Housing Authority  
130 Briggs Court  
Stevens Point, WI 54481

***Onsite Masonry Veneer Evaluation***

Edgewater Manor  
1450 Water Street  
Stevens Point, WI

**Project Background:**

WJ Higgins & Associates, Inc. (WJH) was contracted by the Stevens Point Housing Authority to review and evaluate the current condition of masonry (brick) veneer façade located at 1450 Water Street in Stevens Point on November 26, 2013. As reported to WJH by the Stevens Point Housing Authority there has been visible displacement or movement of the brick recently; additionally the exterior window sill flashing at various locations has rotated upward and the window perimeter sealants have separated.

Two locations of the brick veneer were removed in order to understand the wall assembly construction and determine what is causing the dislodging of the brick, sill flashing rotation and window sealant failures.

**Observations**

**UNIT 506**

- Bedroom window exterior sill flashing has rotated upwards (Photo Nos. 1 & 2).
- Perimeter sealant around the windows has failed cohesively (Photo Nos. 1, 3-5).
- A straight edge was set against the wall to evaluate the offset of the dislodged brick (Photo No. 6).
- Window assembly has settled approximately  $\frac{1}{4}$ - $\frac{3}{8}$ " (Photo No. 7).
- There is a significant amount of mortar droppings behind the brick veneer, there is no mortar netting (Photo No. 8).
- The windows are sealed to the brick veneer; there is no weather barrier behind the veneer (Photo No. 9).
- Water staining is present below the window corners on the exterior sheathing (Photo No. 10).
- Some of the galvanized masonry veneer anchors are being pulled away from the wall as the brick veneer is dislodging (Photo No. 11).

- There are no current signs of movement or damage to the interior finishes (Photo Nos. 12-14).
- The steel shelf angle is concealed by the horizontal control joint sealants (Photo No. 15).
- The masonry veneer wall assembly is constructed from exterior to interior as follows:
  - Brick veneer
  - Air cavity
  - Exterior sheathing board
  - Metal stud framing with batt insulation set on top of the floor slab
  - Interior drywall

### **Discussion**

The masonry veneer wall assembly is designed and intended to take on minimal water volume and divert that water back to the exterior of the wall assembly. Based on the sample cuts performed on November 26, 2013 it was apparent that the drainage of water from the air cavity was severely hindered due to significant amounts of mortar droppings and the inability for the flashing to effectively drain. We believe the most significant mechanism contributing to the brick displacement is freezing water trapped or contained within the air cavity at the base of the flashing. The combination of mortar droppings and water accumulation due to limited drainage has permitted “ice jacking” between the shelf angle or slab edge and the interior side of the brick veneer (reference Sketch 3); over time more water will be permitted due to failing sealant and window joinery issues.

The original design indicates the wall flashing one course above the control joint, as constructed the flashing is set directly on top of the steel shelf angle; exterior of the steel shelf angle between the brick is a control joint (sealant) with rope wicks. The rope wicks cannot efficiently drain the water entering the brick cavity as the water flow is blocked by the control joint sealant (reference Sketch 3). This detail is present at all shelf angles around the building. We suspect that some locations are able to drain back into the cavity below or have little mortar droppings which may be why these areas are not currently displacing.

Factors contributing to the volume of water or moisture within the air cavity include water absorption through the brick veneer, failed sealant joints in the veneer and around the windows, vapor diffusion from interior to exterior, and water leakage from the windows at the frame joinery (signs of water leakage below the window on the sheathing).

As a direct result of the displaced brick veneer at various locations the window assembly and exterior sill flashing which previously set on the inner edge of the brick (reference Sketch 1) are no longer supported by the brick allowing the window to settle slightly tipping the flashing upward (reference Sketch 2) and causing the window sealants to tear or fail cohesively. With the sill flashing back-pitched and the window perimeter sealants failing there is the reality of increased potential for water entry into the air cavity which again cannot be effectively drained further aggravating the root cause.

### **Conclusion**

Although we did not identify any areas of the veneer which are currently loose or not somewhat secured to the structure, the conditions observed during our evaluation should be considered a life safety issue as the possibility for brick to fall is present particularly during the fall/winter months.

It is our professional opinion that the process observed above will continue to occur as the mechanisms creating the issues are still present. We cannot determine the extent of the displacement opportunity in the future without an extensive investigation.

The current locations which exhibit signs of displacement or veneer movement should be temporarily secured (see Repair Options). Long term it is our opinion that the masonry veneer should be removed and replaced with a new veneer wall assembly to ensure future issues are being avoided. . Current code dictated wall assembly and performance criteria should be considered if this path is chosen. The window assemblies have exceeded their life expectancy and appear to be leaking at the frame corners. The current wall assembly does not incorporate a weather barrier (air, water vapor barrier) and has limited insulation value due to the studs interrupting the batt insulation. Although the proposed long-term repair will be expensive it does provide the opportunity to significantly reduce operating costs (low to no maintenance costs), reduced energy use, and an overall face lift.

We have considered performing limited renovations to the failing areas; however we cannot guarantee that this process will not continue to occur at other areas. If desired we are willing to discuss this option further but do not believe that is a good long-term option; our opinion regarding this is based on the in-ability for the flashings to effectively drain (depicted on Sketch 3).

### **Repair Options**

#### *Temporary Repair*

- Install a #14 fastener with a 3” diameter washer through the horizontal mortar joints at displaced areas into the structure / stud framing to retain the brick. Fasteners should be placed on a 24” o.c. grid or less.
- Remove all sill flashings which are back pitched and temporarily attach and seal them to the window sill to promote proper drainage.
- Re-caulk the open or failed sealant joints to limit the water migration into the cavity.

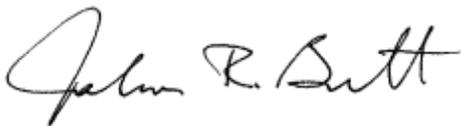
#### *Long Term Repair*

- Remove the exterior brick veneer, sheathing, and batt insulation.
- Install new sheathing, weather barrier (air, water, vapor barrier), continuous insulation (3-4”), new windows, and a new cladding material (brick, metal panels, EIFS, etc).

*This repair can be phased and have little to no impact on the interior finishes.*

WJH has prepared this evaluation report at the request of the Stevens Point Housing Authority; we are prepared to discuss the report in further detail if requested.

**Sincerely,**



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**Joshua R. Brandt**

Consultant

W.J. Higgins & Associates Inc.

PHOTOS



Photo No. 1- Exterior sill flashing rotated upwards, and failed perimeter sealant



Photo No. 2- Rotated exterior sill flashing



Photo No. 3- Window perimeter sealant failure



Photo No. 4- Window perimeter sealant failure, brick shifted to the exterior



Photo No. 5- Window perimeter sealant failure



Photo No. 6- Straight edge approximately 1" from the face of the brick



Photo No. 7- Window has settled, the top line is the location of the sill flashing which the window previously set on; the lower line is the approximate location of the bottom of the window currently.



Photo No. 8- Mortar droppings in the brick/ drainage cavity.



Photo No. 9- Exterior sheathing with no weather barrier, the window is only sealed to the brick veneer



Photo No. 10- Water staining on the exterior sheathing below the window corners



Photo No. 11- The brick tie adjacent to the dislodging veneer is being pulled away from the wall

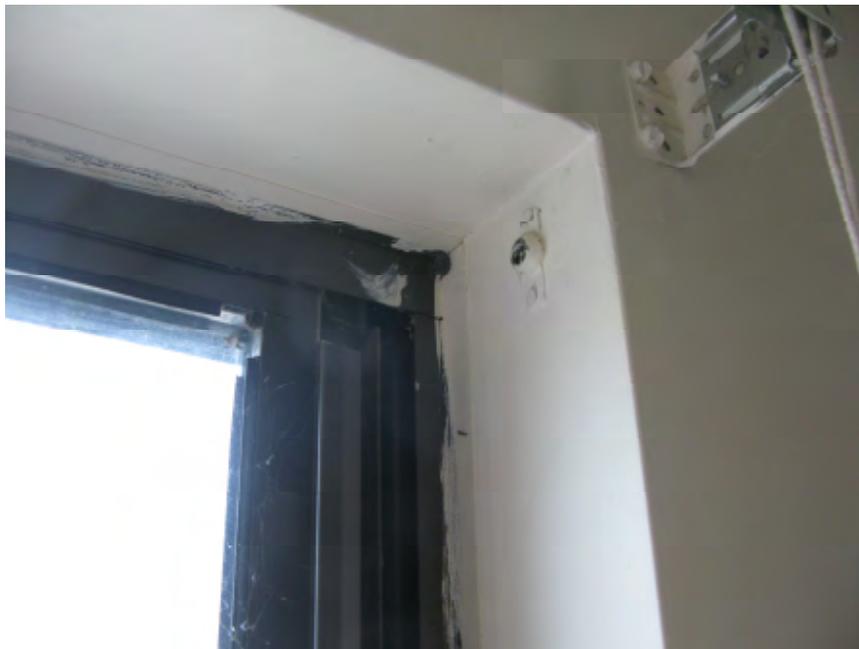


Photo No. 12- Interior view, Bedroom 506



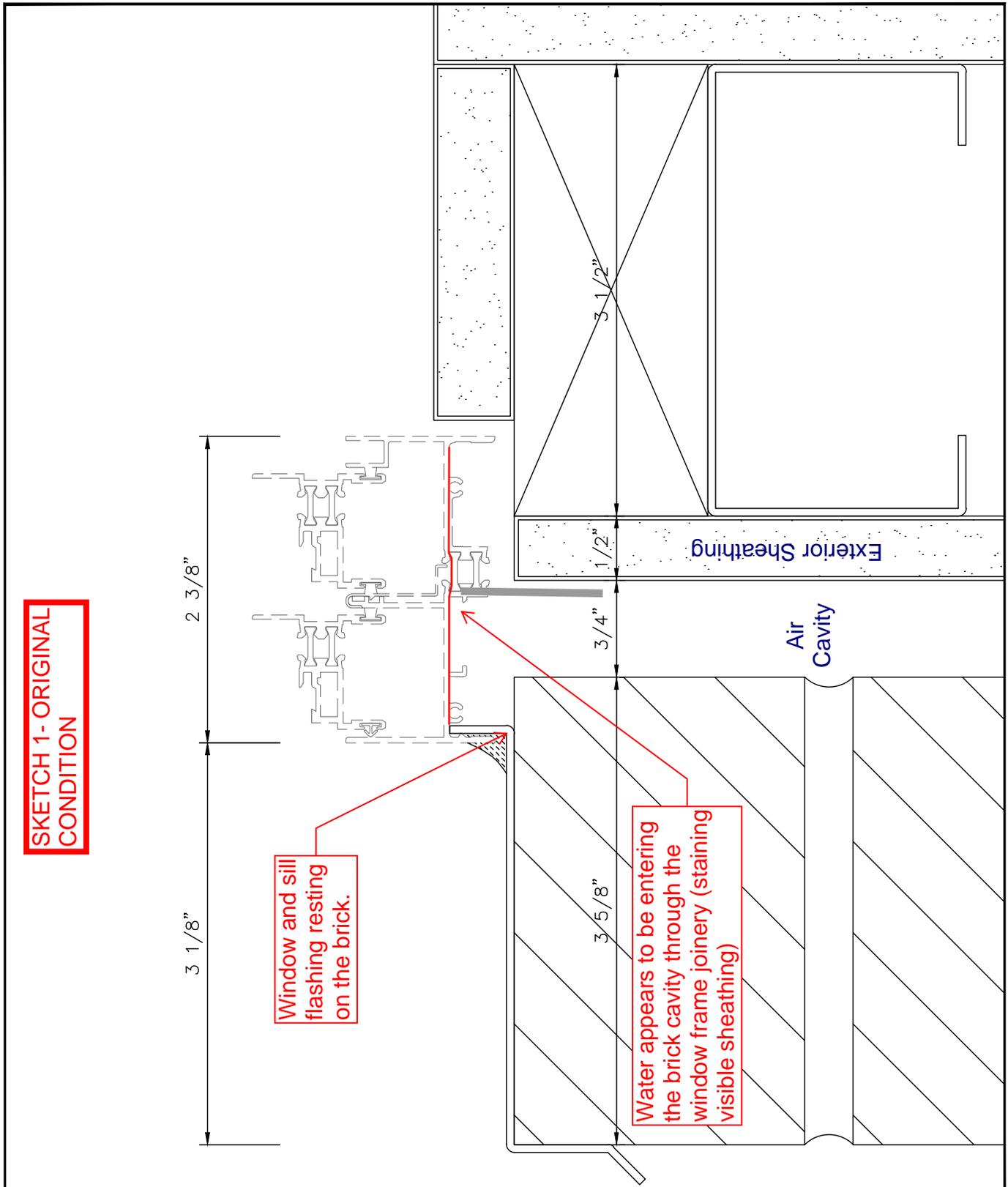
Photo No. 13- Interior view, Bedroom 506



Photo No. 14- Interior view, Bedroom 506



Photo No. 15- Control joint at steel shelf angle (sealant removed)



SKETCH 1- ORIGINAL  
CONDITION

Window and sill  
flashing resting  
on the brick.

Water appears to be entering  
the brick cavity through the  
window frame joinery (staining  
visible sheathing)

Project Name:

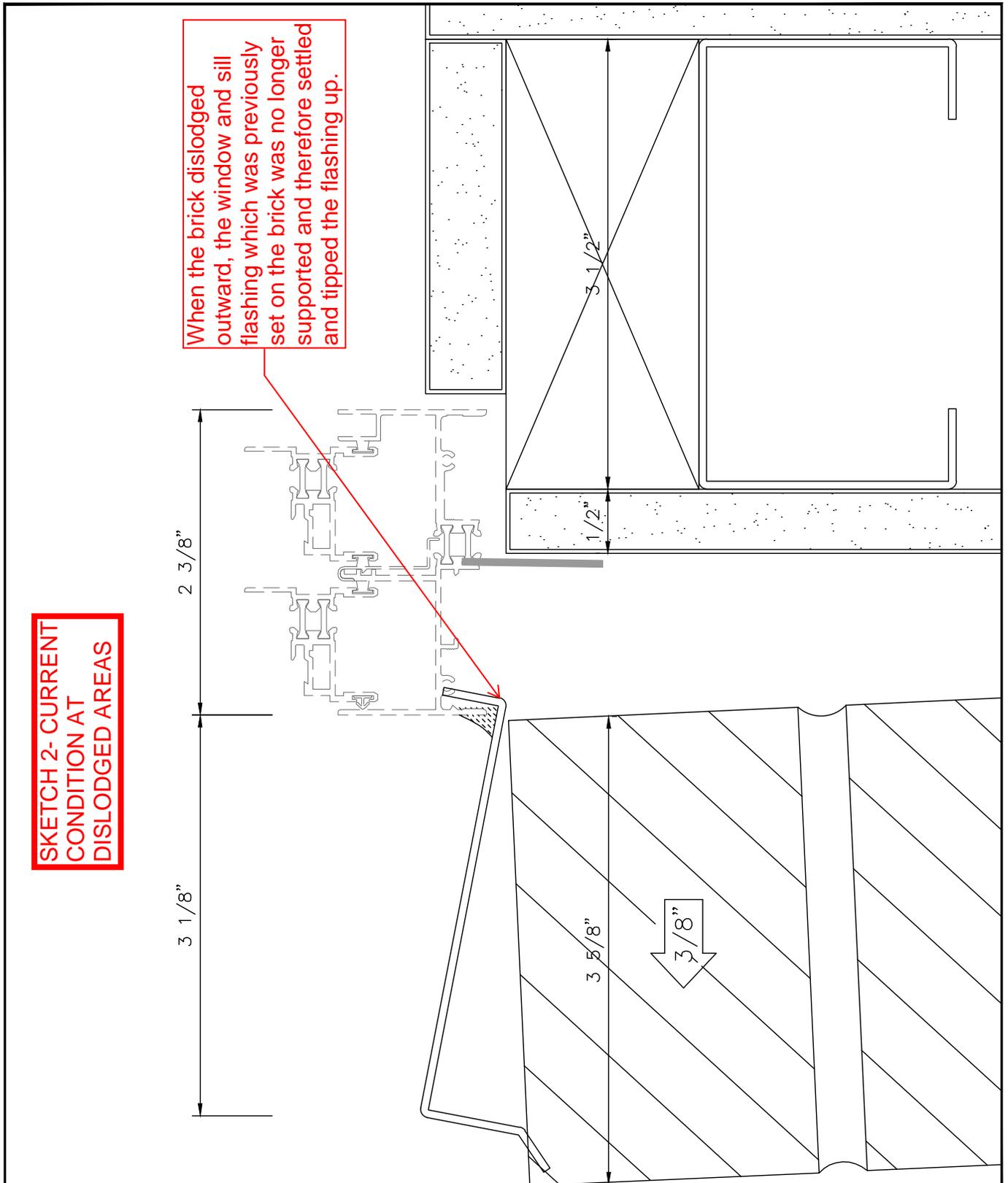
**EDGEWATER MANOR**  
1450 WATER STREET  
STEVENS POINT, WI

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Drawn By: WJH  
Date Drawn: 12/3/13  
Scale: Full

Sheet No.: D1  
Job Number:  
**13082**



Project Name:

**EDGEWATER MANOR**  
1450 WATER STREET  
STEVENS POINT, WI

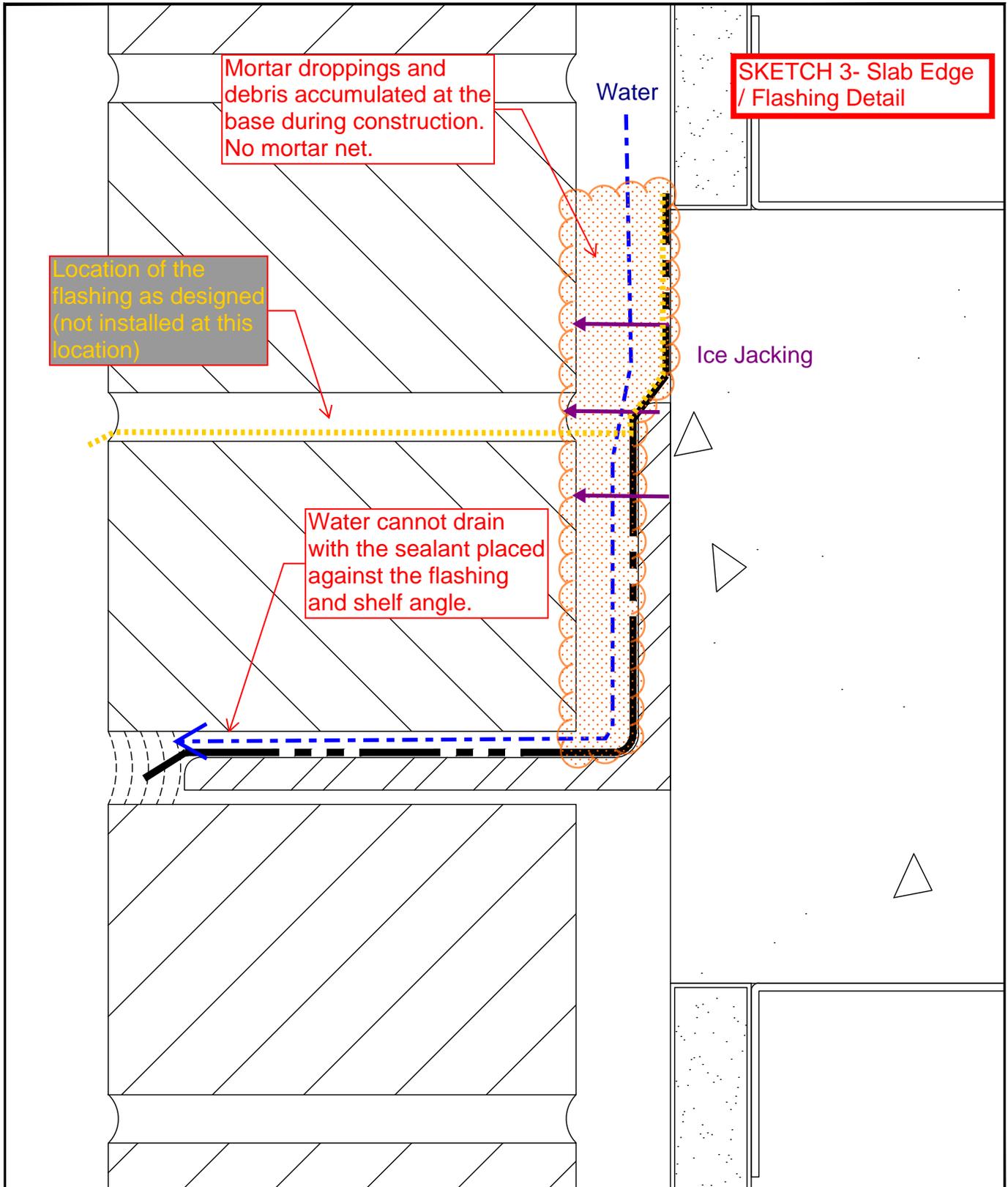
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Date Drawn: 12/3/13  
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Sheet No.: D2  
Job Number:

13082



Project Name:

**EDGEWATER MANOR**  
 1450 WATER STREET  
 STEVENS POINT, WI

6241 PACKER DRIVE  
 WAUSAU, WI 54401  
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 www.wjhiggins.com



Drawn By: WJH  
 Date Drawn: 12/3/13  
 Scale: Full

Sheet No.: D3  
 Job Number:

13082

Rockwood Home Builders LLC  
6886 O'neil Rd  
Plover WI 54467  
Phone: 715-412-1949  
Fax: 715-295-0255

To: Michael Ostrowski  
Director of Community Development  
Jon Bailey  
Maintenance Coordinator  
Candlewood Property Management

From: Joel Berens  
Rockwood Home Builders

Re: Edge Water Manor  
1450 Water St.  
Stevens Point, WI

Cc: Terry Martin Architect  
Keith Searl, KJ Searl

On Wednesday January 22<sup>nd</sup> of 2014, Jon Bailey and I inspected the building from 10 am to 2:30 pm. Keith Searl, Terry Martin and myself inspected the building from 2:30 pm to 5:00 pm. Keith is a Mason, Terry is an Architect and I am a General Contractor. The temperature was 4 degrees Fahrenheit, the wind chill was -23 degrees Fahrenheit. Winds were gusting 14-22 mph.

Observations of Building:

The building has a brick veneer that is separated into sections by vertical and horizontal expansion joints. The brick veneer is held up by angle iron ridges attached to the Span Crete floors every story. There is about a 1.5 inch air gap then there is a gypsum type board. The board has a vinyl type flashing at the angle iron. The brick is attached to the building with anchors that are screwed into the metal framing. The gypsum is also attached to the metal studs. The structure is insulated between the studs with batted insulation 3"-4". The interior drywall has a metallic vapor barrier on the face against the metal studs. The brick is in excellent condition with very little water damage, expansion or push out being observed. There are spots of the building in need of repair but overall the façade simply does not display any evidence of needing replacement.

Observations of the Windows:

The windows are in excellent condition for the overall building. We observed only about 10 windows in the building that had any moisture or frost on the inside of the windows. The outside sills and the upper part of the windows are just starting to show signs of failure. The weep system above the windows and the metal sills need to be addressed. The evidence indicates moisture penetrating in some of these areas periodically throughout the building. The small amount of drafting or moisture found in the units has been found to be a failure in the in the windows and not the brick. Window seals and function are the prevalent issues with the moisture entering the building units.

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#### Moisture in the Building:

Utilizing a moisture meter on the walls in vacant rooms throughout the building, I found the walls contained less than 10% moisture. This was true for interior and exterior walls with exceptions only in areas in which the studs could be seen through interior drywall. This is considered a normal range. The relative humidity was between 22% and 28% throughout the building on this day. This indicates that the façade, windows, insulation and electric heaters are in fine working order. The rooms in which the studs show on exterior walls, there is a slight jump in moisture to 15% which still falls into normal range. I believe these areas were repaired without using a vapor barrier attached to the drywall or installed behind it.

#### Functionality of the Veneer:

The lack of moisture in the building, condition of the mortar and lack of effervescence indicate that the brick is functioning appropriately with some evidence of wear and tear to the brick. The structural integrity of the brick is in good to excellent condition.

#### Eye witness Testimony:

Multiple people living in the building were surveyed with two simple questions:

1. Do you experience drafting or moisture issues with the windows?
2. How long have you lived here?

The resounding answers were that the windows did not draft and that there was not moisture penetrating the windows. Some of the people we spoke with have been living in the building for twenty plus years and in multiple units. As the electric heaters do not have a fan associated with them, this radiant heat located below the windows is a perfect source for condensation on the windows if there was severe failure. The lack of air flow with constant heat in these areas were dry throughout the building with some exceptions of window seals failing.

#### Conclusions:

I conclude that the veneer is in need of repair at the horizontal expansion joints and the windows. The window sills on the exterior should be solid ledges rather than metal flashing. The roof system needs to be ruled out as a source of moisture. The brick is structurally good but needs to be fixed at the expansion joints and windows to lengthen its life span. Around some windows, the full veneer may need replacing. If water continues to penetrate the veneer through the window sills and the weep system is not fixed, it will not be long before moisture issues become obvious throughout the building. At this time it would be prudent to plan a fix to the window sills for the Spring of 2014. The upper part of the windows need further investigation, but it is certain that some need repair. The horizontal expansion joints in which there are signs of ice-jacking and rust from the angle iron plates need to be fixed first. This is not to apply structural fixes, it is to allow the weep system to continue to flow free. The weep systems may be failing for a variety of reasons including but not limited to: mortar falling behind the brick, failure in the expansion caulk and swelling of the angle iron. The fasteners used to attach the veneer to the metal studs have moved in some places. This movement does not indicate

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Fax: 715-295-0255

failure as these are built to move with the structure. To put it simply, the building does not need a complete face lift, just a tuck here and there.

Repairs in priority:

1. Window sills and veneer surrounding the windows that is not water tight
2. Weep system above the windows
3. Horizontal expansion joints
4. Vertical expansion joints for aesthetics

Note: There are no viable temporary fixes. The process of bolting the veneer from the outside would damage a good veneer. This would also greatly diminish the insulate properties of the brick. The bolts would transmit a great deal of cold to the metal studs. If the brick was bolted from the outside, it would then quite possibly need to be replaced.

Costs:

If the costs of all of these repairs were absorbed at once, the price to permanently fix the veneer, windows and weep system will be considerably less than tackling them separately. Based on a third party pricing system for the number of sills and lineal footage of brick observed on the building in the affected areas, the cost for the repair is about \$500,000.00. This estimate will need to be confirmed by a thorough plan and inspection of the veneer, a review of the construction plans, details and a pricing of materials for an appropriate match to the brick.

Photos:

Rockwood Home Builders LLC  
6886 O'neil Rd  
Plover WI 54467  
Phone: 715-412-1949  
Fax: 715-295-0255



The photo above is consistent with the look of the brick throughout the outside of the building. The mortar is sound, bricks are solid and show little signs of wear and tear. The phot below shows the metal ties. The brick is anchored to the metal studding in each veneer section with ties like this approximately every sixteen inches on center in each direction. They are built to move with the veneer for expansion and contraction. The water that penetrates the brick through normal weather conditions normally runs down the back of the brick; it does not reach the gypsum board that was removed between this stud and the brick. This picture is taken from under the window in room 506.

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This photo displays the the foil backing connected to the back of the drywall adjacent to the damaged window in room 506. It is this barrier that is most likely missing in the units in which the studs are able to be seen through the drywall. This barrier is to prevent the moisture from the units from entering the wall cavity. This wall is built to breathe to the exterior and that is why there is no moisture barrier connected to the gypsum board behind the brick. The air cavity and weep system provide ample ventilation for the wall. The moisture content of the gypsum board between the insulation and brick in room 506 was 15% on this day. This spot was opened on the same day it was moisture tested to get an accurate result. This evidence indicates that the original construction and design is still functional in its correct application even 30-40 years after it was built.

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