







# Appendix E - Burn Brae Maintenance Review

<p>Improper wing wall cap flashing allows leakage that is destroying the wall</p>	
<p>Shingles are approaching their useful life</p>	
<p>Divots in mortar need to be pointed</p>	
<p>Wing wall cap flashing leakage results in organic growth in wall</p>	

<p>Incomplete flashing allows water penetration</p>	
<p>Bad detail of brick extending beyond face of stucco allows water penetration</p>	
<p>Water penetration provides freeze-thaw pressures that result in mortar joint cracks around the Building</p>	
<p>Lack of protective bollard resulted damage that was repaired without adequate attempt to match brick &amp; mortar colors</p>	

<p>Water leakage from improper flashing &amp; poor brick detail (brick extends beyond stucco above) results in soffit failure</p>	
<p>Epoxy floor with specific coefficient of traction should be installed as a safety measure</p>	
<p>Ground water seepage into wall is causing efflorescence and probable long term deterioration</p>	