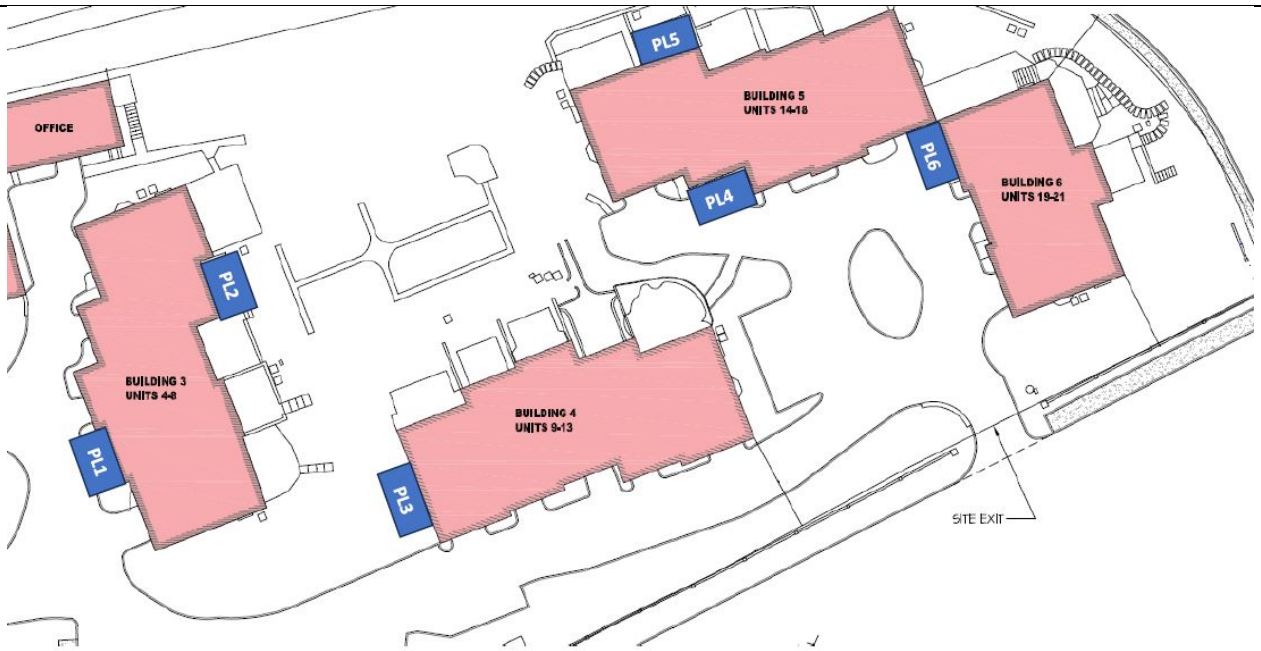


Probe Location Site Plan

Introduction

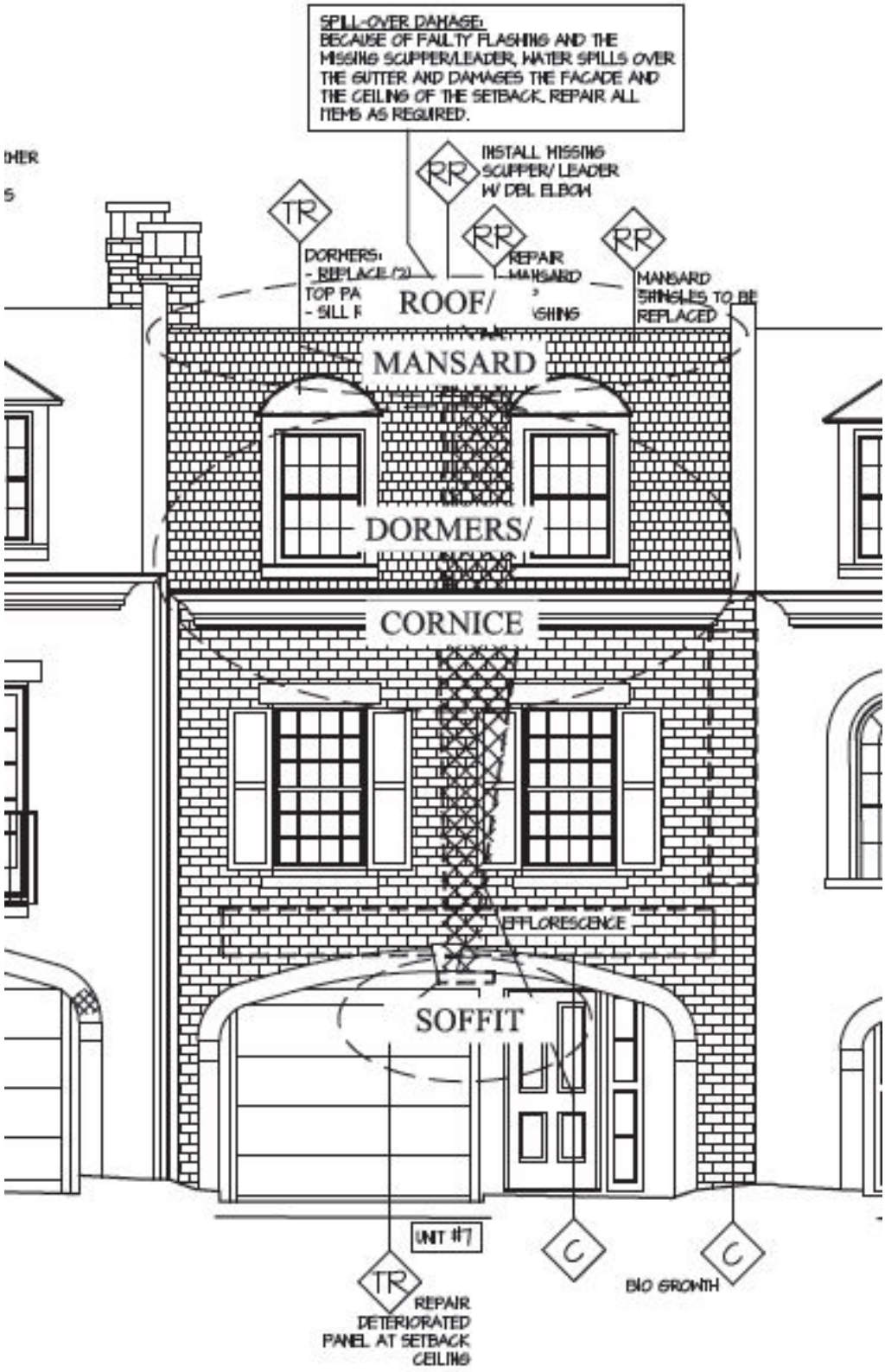
In June of 2024 Stephen Tilly, Architect (STA) was engaged by the Washington's Headquarters Homeowner's Association, represented by Ken Colao (KC), Board Member, and Belinda Watts (BW), Principal of Row Partners (Owner's Rep), to perform probes at the Washington's Headquarters at 152 Broadway in Dobbs Ferry, NY. The probe locations were determined in discussions between Andreas Hubener (AH) of STA, BW, KC, and Dariusz Mikucki of NY Hill.

The probes were executed by NY Hill Restoration Inc. of Staten Island, NY between August 12 and 19, 2024.

- Scaffolding was erected in two phases at all (6) locations shown on the above plan.
- AH discussed with NY Hill associates where and how to perform the probes.
- After opening the probes, AH reviewed and documented the findings.
- After NY Hill closed and waterproofed the probes, AH reviewed and approved each location.
- NY Hill took down the scaffolding.

The below assessment is based on these findings. All photos were taken by STA during or before the probes. This probe report was generated by Andreas Hubener.

PROBE LOCATION #PL1: (Bldg. 3) Unit 7 Front – Probe Locations



PROBE LOCATION #PL1: (Bldg. 3) Unit 7 Front – Roof / Mansard

Conditions:

-Incorrect top flashing (between flat roofing and shingles on mansard façade) in poor condition (IMG. 7-110)
-Missing scupper and leader
-Shingles in poor condition (IMG. 7-112).

Solutions:

-Install new gravel-stop type of flashing, tie it to flat roof. Consider all new roofing membrane on flat roof (IMG. 5-120 shows correct installation on Unit 5).
-New shingles on mansard façade front and back
-Reinstall scupper/leader to match other units. Dbl. elbow at bottom of leader (IMG. 8-130 shows correct installation at Unit 8).

IMG. 7-110
IMG. 7-112
IMG. 5-120
IMG. 8-130

PROBE LOCATION #PL1: (Bldg. 3) Unit 7 Front (Cont.) – Dormers / Cornice

IMG. 7-610

IMG. 7-612

Conditions:

-Deteriorated top panels at both dormers (not shown)
-deteriorated wood sill and apron (IMG. 7-610)
-Hole on top of cornice flashing (IMG. 7-612)
-Deteriorated wood underside of cornice (IMG. 7-650).
Abandoned bird's nest inside cornice (IMG. 7-660).

Solutions:

-Repair top panel and drip edge as per detail A at end of report.
-Repair or replace side panels, sills, aprons, and related side panels and trim as required at both dormers. Dormer framing and base plywood are not impacted
-Repair end of floor joists, rim joist, and cornice cover boards & trim as required. Removal of the entire cornice is NOT required.
-Solder hole on top of cornice flashing.

IMG. 7-650 Deteriorated Cornice

IMG. 7-660 Opened Cornice

PROBE LOCATION #PL1: (Bldg. 3) Unit 7 Front (Cont.) - Soffit

IMG. 7-910

Conditions:

-Deteriorated paneling at entrance soffit caused by water infiltration (IMG. 7-910).
-Soffit framing appears not to be impacted.

Solutions:

-Further investigate cause of water infiltration.
-Replace insulation.
-Repair and seal soffit.

IMG. 7-920

PROBE LOCATION #PL2: (Bldg. 3) Unit 5 Back - Dormer

IMG. 5-554

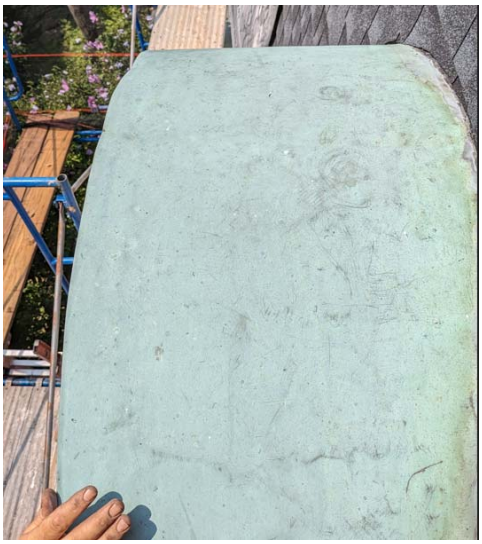
IMG. 5-555

Conditions:

-Although shingles on mansard façade appear to be relatively new, they are of poor quality and/or are poorly installed, resulting in several patches of missing shingles (not shown).
-Improper installation of drip edge. Deteriorated top panels at both dormers (IMG. 5-510 after removal). Base plywood is not impacted.
-Deteriorated side panels at both dormers (IMG. 5-554 & 5-555, during and after removal). Base plywood is slightly impacted.
-Correct installation of copper top of barrel (IMG. 5-210). Gap between copper top and wood trim (IMG. 5-250). Comparable details at Bldg. 5 (Unit 15) are constructed differently.

Solutions:

-New mansard roofing only in back.
- Replace top panels and trim (seal gap). Repair includes drip edge as per Detail A at end of report.
-Replace side panels, sills, aprons, and related trim as required at both dormers. No repairs at dormer framing and base plywood required.



IMG. 5-510

IMG. 5-210

IMG. 5-250

PROBE LOCATION #PL3: (Bldg. 4) Unit 9 Side

IMG. 9-710

IMG. 9-720

IMG. 8-710

Conditions Brick:

-The wash brick at the shoulder of the chimney was loose because of deteriorated mortar (IMG. 9-710). Removal of the horizontal and curved sections of brick showed that bricks and mortar below are in good condition (IMG. 9-720). Note biological growth. Similar deterioration of varied severity appears at (8) locations throughout the compound: (4) quarter-round as shown here, (4) as straight diagonal lines of brick as shown in IMG. 8-810 at Unit 8.

Conditions Oriel:

-Water damage at the ceiling of the oriel (IMG. 9-810).
-The top flashing (removed in IMG. 9-852) appears not to be the entry point for water. The reglet of the flashing is very shallow though – less than ½".
-Mortar on both sides of the oriel eave fell off and exposed a rusted steel lintel.
-The entire oriel appears to be askew. The outside may have sagged, preventing the windows from closing (not shown).
-Inadequate soldering at several locations of copper oriel roof (not shown).

Solutions:

-Clean brick at chimney; remove all loose bricks and mortar; install salvaged or specified new brick; repoint as required.
-Cut deeper groove and install new copper flashing with ¾" reglet at oriel, caulk.
-Further investigate water infiltration by opening ceiling inside and removing brick at end of lintels outside.
-Install new lintel if required. Repair brick.
-Re-solder/repair oriel roof.
-Adjust oriel or window to ensure proper window operation. Replace windows if required.

IMG. 9-850

IMG. 9-810

IMG. 9-852

IMG. 9-854

PROBE LOCATION #PL4: (Bldg. 5) Unit 15 Front – Roof / Mansard / Dormers

IMG. 15f-102

IMG. 15f-105

IMG. 15f-110

IMG. 5-120

Conditions:

-Flat roofing membrane and shingles on mansard façade are past their life span. Seams and connection to flashing have been inadequately repaired with bituminous mastic, which may contain asbestos (IMG. 15f-102 & IMG. 15f-510).

-Incorrect top flashing (between flat roofing and shingles on mansard façade) in poor condition (IMG. 15f-110). Failing caulking to flat roof (IMG. 15f-105)

-Deteriorated side panels (IMG. 15f-552 after removal) and top panels (IMG. 15f-515) at both dormers. Base plywood is not impacted.

-Deteriorated apron (IMG. 15f-580, after removal). Proper cornice flashing installation.

- Copper barrel dormer roof has been nailed from above. The failed soldering has been sealed with mastic. Improper front edge (IMG. 15f-510).

-Unfinished detail between copper top of barrel and top panel (IMG. 15f-512), resulting in a gap between copper edge and wood trim (not shown). Comparable details at Bldg. 3 (see Units 5&7) are constructed differently.

Solutions:

-Install new gravel-stop type of flashing (between flat roofing and shingles on mansard façade), tie it to flat roof. Consider all new roofing membrane on flat roof. IMG. 5-120 shows correct installation on Unit 5

-New shingles on mansard façade front and back

-Repair or replace copper top of barrel on dormers and install properly (as in Bldg. 3, IMG. 5-210). Repair barrel plywood.

- Replace top panels and trim (seal gap). Repairs including drip edge as per Detail A at end of report.

-Replace side panels, sills, aprons, and related trim as required at both dormers. No repairs at dormer framing and base plywood required.

IMG. 15f-510

IMG. 15f-512 / IMG. 15f-552

IMG. 15f-515

IMG. 15f-580

PROBE LOCATION #PL5: (Bldg. 5) Unit 15 Back – Roof / Dormer / Flashing

IMG. 15b-150

IMG. 15b-310

IMG. 15b-910

Conditions:

-Improper installation and repairs of cap flashing on knee wall between Units 14 & 15 (IMG. 15b-150).
-Open seam at cornice flashing (IMG. 15b-310).
-Top of copper barrel flashing has been cut during a previous repair attempt. Note soldering to cover nail heads. Improper front edge (IMG. 15b-505).
-Deteriorated side panels (not shown) and top panels (IMG. 15b-515, after removal) at both dormers. Base plywood is not impacted.
-Improper pitch of drip edge. Caulking between top panel & drip edge (IMG. 15b-520 & IMG. 15b-522), resulting in trapped water at transition.
-Steel grates at patio doors (N.I.C.) are in good condition and do NOT need to be painted (IMG.15b-910).

Solutions:

-Replace cap flashing on knee wall between Units 14 & 15 (roof repair). Consider all new roofing membrane on flat roof and knee walls.
-Replace copper top of barrel at right dormer (left dormer t.b.d.) and install properly (as in Bldg. 3, Unit 5, IMG. 5-210).
- Replace top panels and trim (seal only upper gap). Repairs including drip edge as per Detail A at end of report.
-Replace side panels, sills, aprons, and related trim as required at both dormers. No repairs at dormer framing and base plywood required.

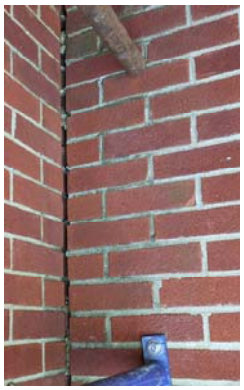
IMG. 15b-505

IMG. 15b-515

IMG. 15b-520

IMG. 15b-522

PROBE LOCATION #PL6: (Bldg. 6) Unit 19, transition to Unit 18 – Gutter / Leaders / Facade



IMG. 19-010

IMG. 19-710

IMG. 19-810

Conditions:

-Biological growth on brick in corner between Units 18 & 19 (IMG. 9-010)
-Transition between units not sealed (IMG. 9-710)
-Roof shingles in poor condition (not shown)
-Deteriorated wood sill and apron (IMG. 9-305)
-Clogged leader. Leader extends too close to cornice (IMG. 9-310).
-Return of gutter is back pitched, causing clogging, spilling and biological growth (IMG. 9-312).
-More spilling may be contributed by the gutter of Unit 18 (IMG. 9-302)
-Arched windows in need of putty repairs and painting (IMG. 9-810).

Solutions:

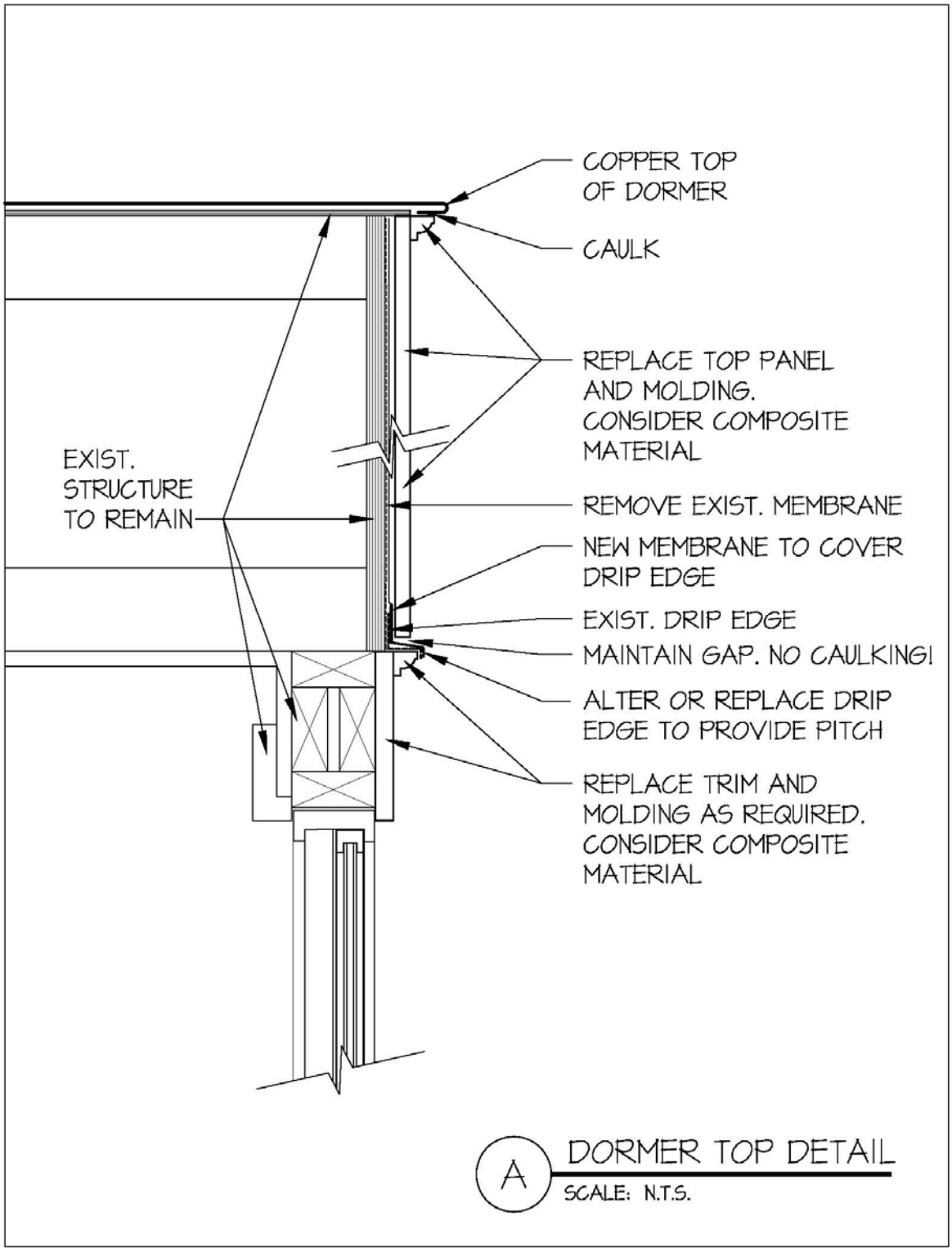
-Clean biological growth.
-Insert backer rod and caulk transition between units.
-Replace top panels, sills, aprons, and related side panels and trim as required at all dormers. Dormer framing and base plywood are not impacted.
-Replace shingles on mansard façades in front and back.
-Shorten 3 of 4 leader and install dbl. elbows at bottom of leader. IMG. 9-305 shows that dbl. elbows are installed at one leader. Consider replacing and properly attaching all (4) leaders during façade shingle replacement.
-Pitch / repair as required / re-attach gutters at <u>both</u> Units 18 & 19.
-Re-putty and paint (3) arched windows (N.I.C.). This requires the removal and possibly replacement of triple-track storm windows.

IMG. 19-302

IMG. 19-305

IMG. 19-310

IMG. 19-312


COPPER TOP OF DORMER
CAULK
REPLACE TOP PANEL AND MOLDING. CONSIDER COMPOSITE MATERIAL
EXIST. STRUCTURE TO REMAIN
REMOVE EXIST. MEMBRANE
NEW MEMBRANE TO COVER DRIP EDGE
EXIST. DRIP EDGE
MAINTAIN GAP. NO CAULKING!
ALTER OR REPLACE DRIP EDGE TO PROVIDE PITCH
REPLACE TRIM AND MOLDING AS REQUIRED. CONSIDER COMPOSITE MATERIAL
A
DORMER TOP DETAIL
SCALE: N.T.S.

APPENDIX: Building Conditions at Other Units – Flat Roofs / Chimneys

IMG. 13-010 Flat Roof Membranes in Different Conditions Bldg. 4 (Unit 13&10 Replacement Recommended)

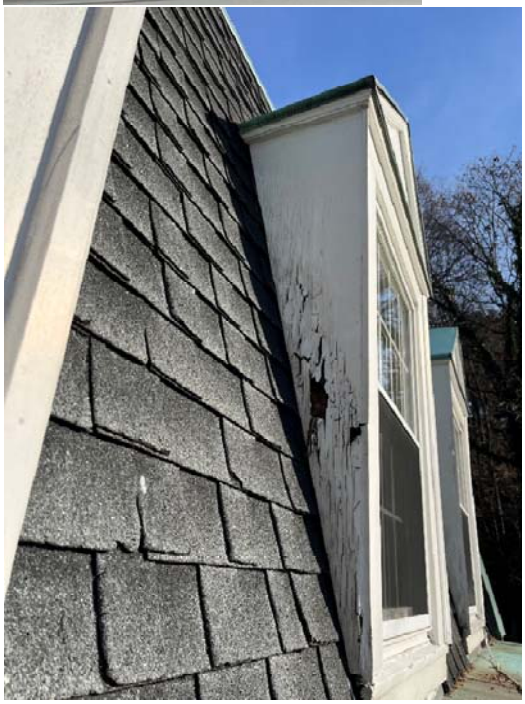
IMG. 16-010 Flat Roof Membranes in Different Conditions Bldg. 5 (Unit 17 Replacement Recommended)

IMG. 15-110 Poorly Installed Cap Flashing; Expired Flat Roof Membrane Unit 15 Front

IMG. 17-150 Chimney to be Cleaned; Poor Flashing & Flat Roof Membrane Unit 17

IMG. 4-150 Chimney to be Cleaned & Repointed Unit 4

APPENDIX: Building Conditions at Other Units – Roof / Mansard



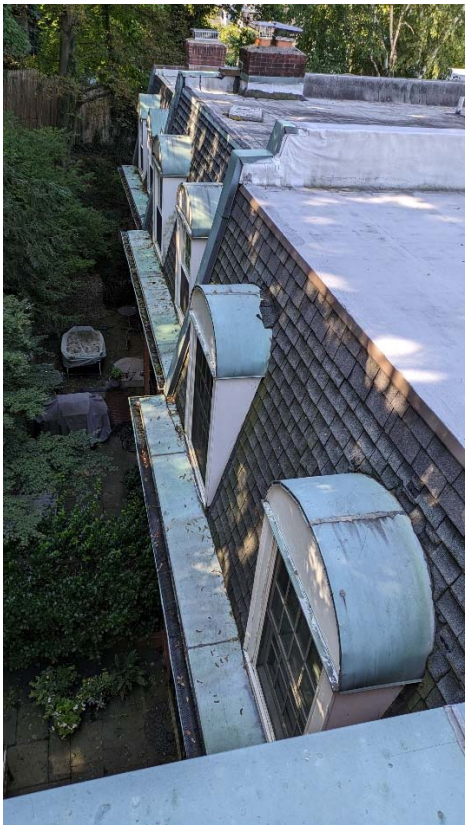
IMG. 13-410 Failing Mansard Shingles Unit 13 Back
IMG. 19-550 Deteriorated Side Panel, Expired Mansard Shingles Unit 19 Front

IMG. 19-400 Expired Mansard Shingles; Spilling & Incorrectly Installed Leaders Unit 19 Front
IMG. 17-410 Failing Mansard Shingles; Deteriorated Dormer Panels/Sills/Aprons Unit 17 Back
IMG. 7-410 Failing Mansard Shingles; Deteriorated Dormer Panels: Missing Scupper/Leader Unit 7 Front

APPENDIX: Building Conditions at Other Units – Copper Components

IMG. 14-310 Badly Maintained Cornice Flashing Unit 14 Back

IMG. 11-310 Poorly Repaired & Dented (Puddling) Cornice Flashing; Incorrect Leader Installation Unit 11 Front



IMG. 16-210 Expired Roof Membrane & Mansard Shingles; Improper Flashing/Dormer Top Repairs Units16/17/18

IMG. 21-310 Gutter Detached/Damaged/Clogged Unit 21

APPENDIX: Building Conditions at Other Units – Windows / Trim

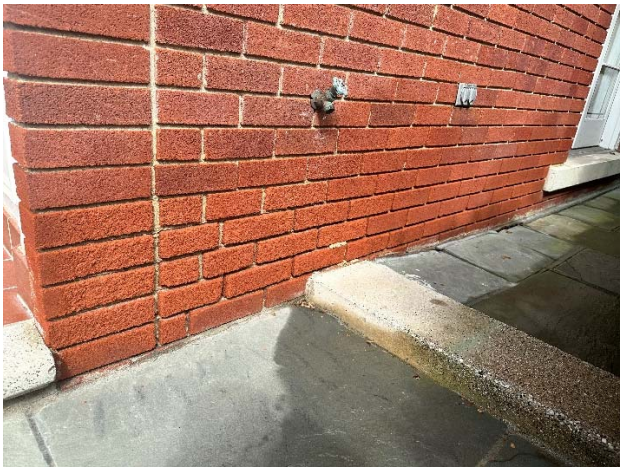
IMG. 8-810 Deterioration / Growth Between Window & Trim Unit 8

IMG. 19-550 Deteriorated Window Trim/Sill; Improper Caulk Repairs Unit 13

IMG. 13-810 Failing Caulk (Typ. for All Windows); Window and Storm Door in Need of Paint (Typ. for Most Original Wood Windows) at Unit 13. Repaired since by Owner

IMG. 15-810 Deteriorated Trim/Failing Caulk at Dormer Window Unit 15

APPENDIX: Building Conditions at Other Units – Brick / Cast Stone / Garden Walls



IMG. 1-710 Deteriorated Brick and Mortar Caused by Backsplash Unit 1

IMG. 7-750 Deteriorated Cast Stone Lintel Unit 2

IMG. 7-750 Cracked Cast Stone Sill Unit 9

IMG. 14-720 Biological Growth and Vines Unit 14

IMG. 21-910 Crumbling Garden Walls Unit 21 (N.I.C.)

APPENDIX: Building Conditions at Other Units – Entrance Areas

IMG. 19-640 Deteriorated Bottom Rail Garage Door Unit 19

IMG. 17-960 Spalling Pavers/Washed-Out Mortar Joints at Stoop Unit 17

IMG. 14-650 Deteriorated Utility Door Unit 14
(Typ. for Nearly Half of the Units)

APPENDIX: Building Conditions at Other Units – Pool House

IMG. P-900 Flooded Pool

IMG. P-730 Biological Growth & Wash-Out Mortar NW Corner

IMG. P-710 Biological Growth & Wash-Out Mortar South Elevation

IMG. P-710 Biological Growth & Wash-Out Mortar South Elevation Detail