APPENDIX C

PHOTOGRAPHS

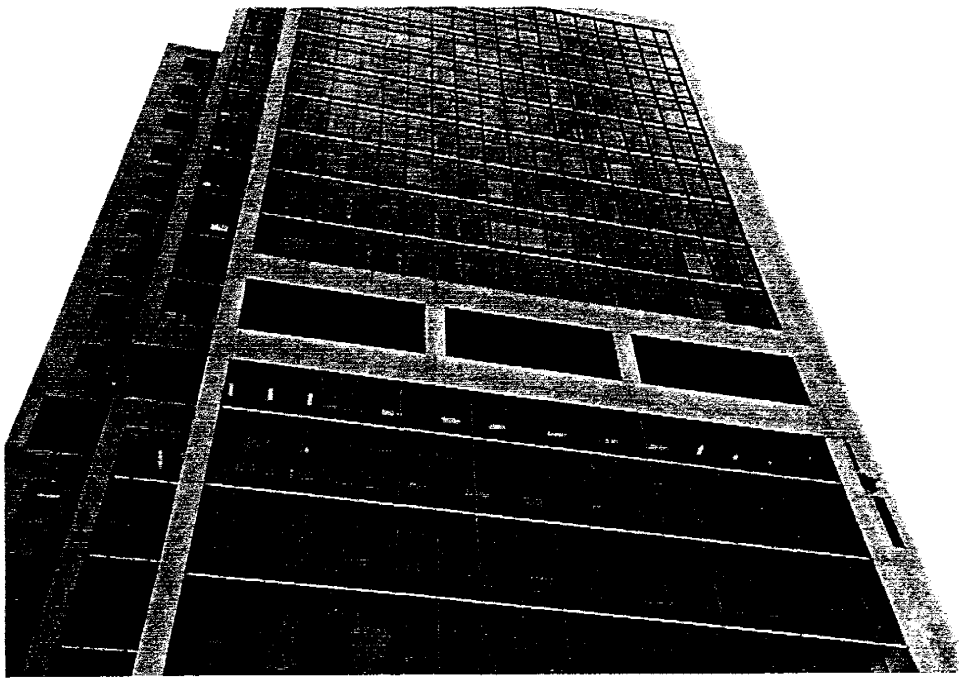
Photgraph Index and Description
Photographs 1 to 47

Photograph Index

Photo Number	Location	Watertest Number	Description
1	South elevation		Typical curtainwall; note vision glazing and spandrel panel pattern, gold bullnose trim at floorlines; Precast panels around louvers at twelfth floor and building corners
2	Curtainwall window head to precast panel at mullion		Horizontal silicone sealant joint remains rough and untooled at back of mullion cover
3	Typical curtainwall glazing panel gasket failure		Pre-formed neoprene back pressure gasket is dislodging from curtainwall frame; weld had broken on mitered corner
4	Typical mullion cover splice joints		Silicone sealant at splice is buldging and failing due to movement in mullion cover and narrow bite to metal edge
5	Typical mullion cover splice joint failure		Silicone sealant has failed in adhesion to the aluminum mullion leaving opening at splice, neoprene glazing gasket has buckled at splice
6	Typical narrow sill joint		The horizontal sealant joint between the curtainwall sill and precast panel is just the width of a credit card, a minimum joint width of 1/2" is standard practice, depending on expected movement
7	Curtainwall beauty cap end blocked by sealant (from exterior)		A glob of sealant has blocked the end of the beauty cap (removed) at the horizontal sill rail preventing it from weeping properly
8	Curtainwall sill rail end dam (from interior)		A hole in the end dam sealant was observed where screwdriver is pushed through; the rail is designed to collect water until it weeps out; water could potentially leak through this hole to the wall interior
9	Storefront wall base butt joints	9-12	Typical silicone sealant joint storefront kickplate section at wallbases; note lack of sealant at edge flashing butt joint
10	Storefront wall base interior threshold	9-12	Water leaked through the kickplate assembly to the interior threshold
11	Storefront	9-13	Curtainwall, gold band and storefront elevation at each elevation under building overhang
12	Gold panel trim at storefront	13	Failed silicone sealant joint at gold metal trim panel
13	Storefront watertest at gold band	13	Medium pressure water spray at second level gold panel assembly on storefront
14	Head rail at storefront	13	Existing water stains on interior mullion from head rail
15	Head rail at storefront	13	Interior gold panel assembly
16	Head rail at storefront	13	Leak through gold panel assembly exiting at interior head rail
17	Cracks in south curtainwall precast panels	26	Typical series of cracks in precast curtainwall spandrel panels, cracks appear darkened by water from spray test
18	Typical crack on panel edge	26	Typical rounded crack on top edge of precast curtainwall spandrel panel
19	Typical panel crack		
20	Typical panel crack at reveal		
21	Typical cold joint crack		Corner precast curtainwall spandrel panelcorner return with crack at cold joint
22	Interior of louver assembly		Wet room at twelfth mechanical floor showing remedial wall finish at columns between louver frames
23	Leak to interior at louver frame sill	3	
24	Building expansion joint cover		Flexible neoprene expansion joint cover at west third floor deck; elastomeric deck coating extends over joint cover and up concrete wall
25	Expansion joint termination at elevator penthouse		Metal closure piece butts up to penthouse leaving a gap with no sealant joint as potential source of water infiltration
26	Elevator penthouse		Roof overhang is constructed of a gold panel and aluminum trim sections; set up against office building curtainwall; modified EIFS walls; expansion joint runs under thredhold at elevator doors
27	Elevator penthouse roof edge		
28	Elevator penthouse roof edge flashing	19	Edge flashing laps over roofing membrane, note card is inserted into gap between roofing and edgeflashing
29	Fourth level of parking garage		Water ponds in low areas of slab
30	Second level garage at curb	7	Water leaked through curb/slab/column inersection into cafeteria ceilin below; note water dripping down column at slab edge from hose connection spray at floor above
31	Leak 1D structural column above cafeteria ceiling	7	Water dripped straight down from curb/slab/column inersection after testing 6 minutes
32	Third level parking garage	8	Water leaked from hose connection during watertest 7, pooled at elevator threshold, leaked to floor below

Photograph Index

Photo Number	Location	Watertest Number	Description
33	Garage penthouse	20	Water drained over edge of penthouse roof at entry door
34	Garage stairwell fourth level interior	20	Water from roof ran around flush mounted threshold to stairwell interior then ran into wall cavity
35	Twelfth floor corner planter	34	
36	Corner planter at roof deck	34	
37	Leak area 11A	34	Watertesting the planter above re-created the typical leak along the south building wall
38	Typical third floor roof deck	25	Elastomeric deck coating between office building and parking garage, note coating turned up precast panel and concrete wall above expansion joint cover
39	Pinholes in deck coating		Blisters and pinholes were oberserved in the southeast corner third floor deck coating
40	Deck edge flashing	23	Metal edge flashing extends from the office building to the parking structure at the third floor deck edge
41	Deck edge flashing	23	Watertests were conducted at the open end of the deck edge flashing determine the source of leak 2B
42	23rd floor terrace	21	Deck tile and membrane flood tested at the east terrace, typical curtainwall configuration at terrace level
43	23rd floor terrace		Precast panel paratpet with guradrail, light fixtures and davits penetrate terrace deck, tree planters are located along terrace centerline
44	23rd floor terrace	22	Typical storefront entry door and sidelight at terrace
45	23rd floor terrace	22	Area of terrace and curtainwall opened for observation
46	23rd floor terrace	22	Tile and threshold removed to view membrane installation and termination, secon membrane installed under threshold over mortar bed, mortar bed is higher than interior structural slab
47	23rd floor terrace	22	Additional weeps added to sill rail in sidelight allowing water in beauty cap to flow to interior



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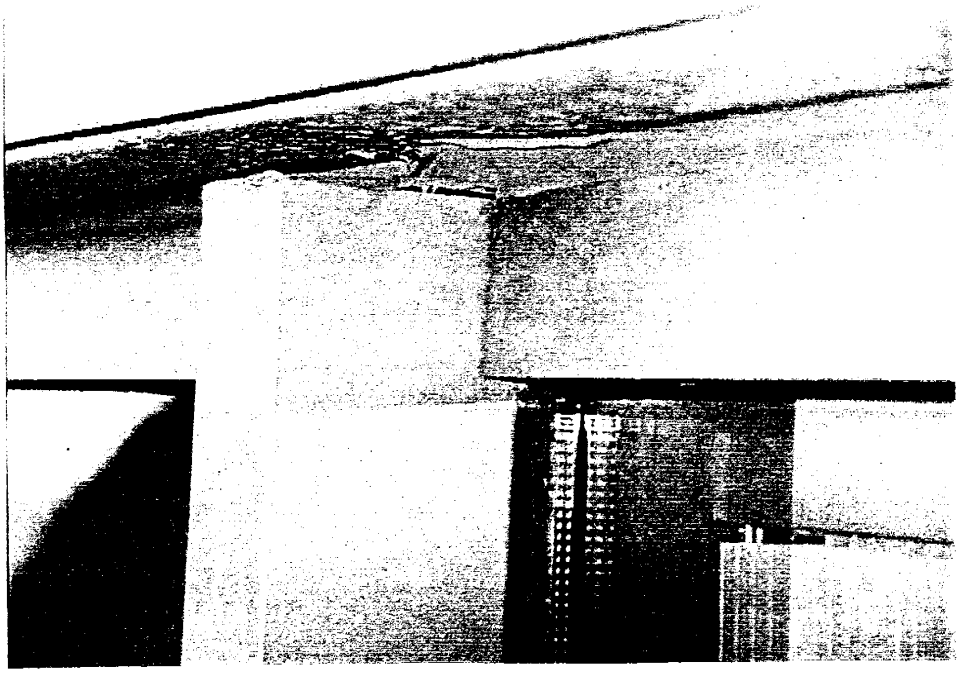

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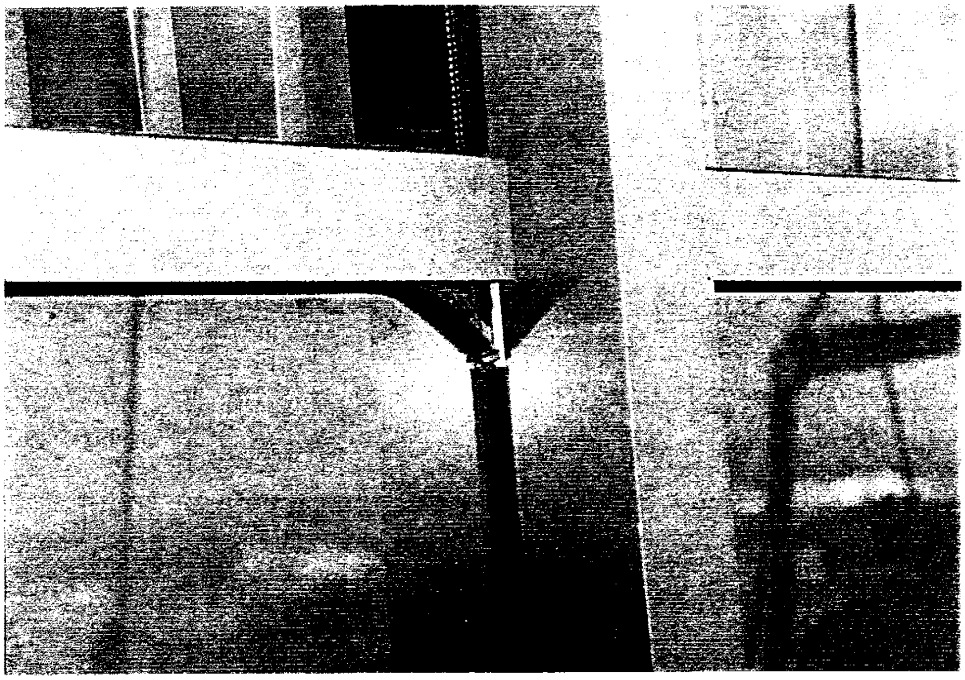

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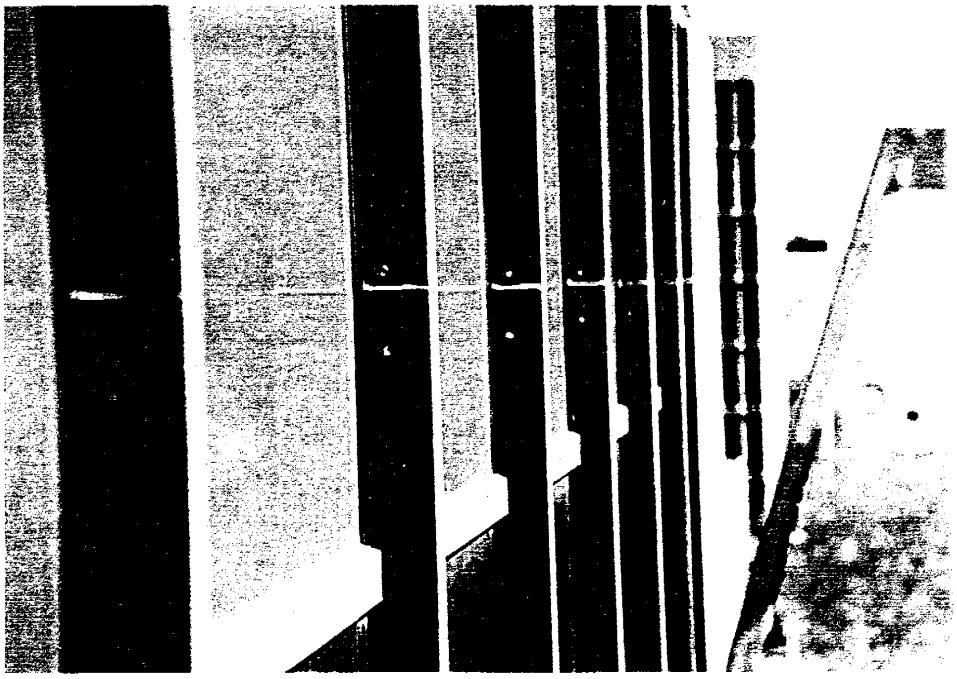

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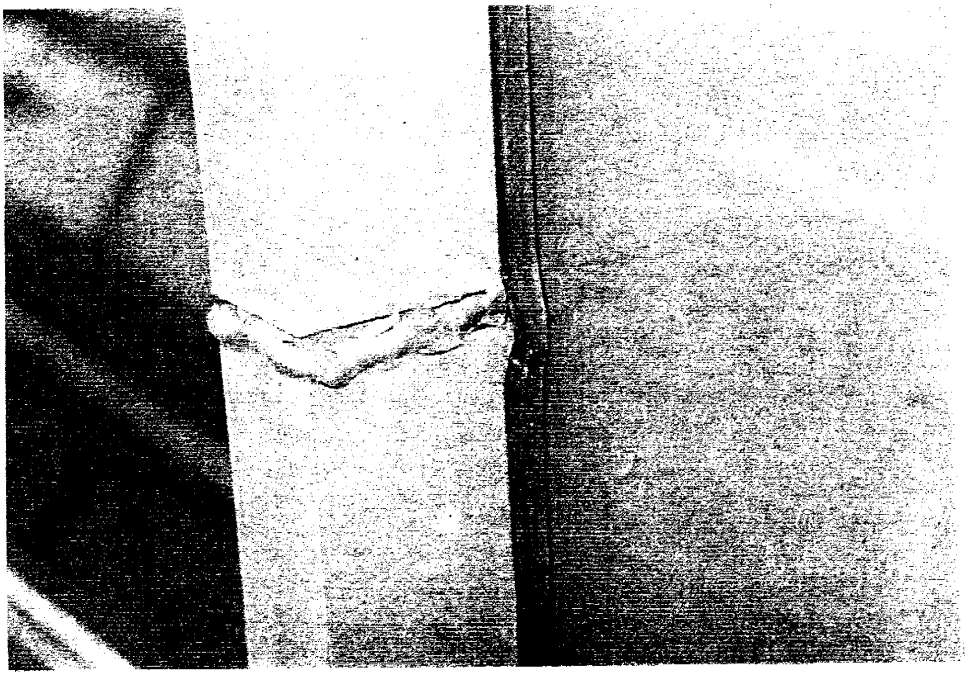

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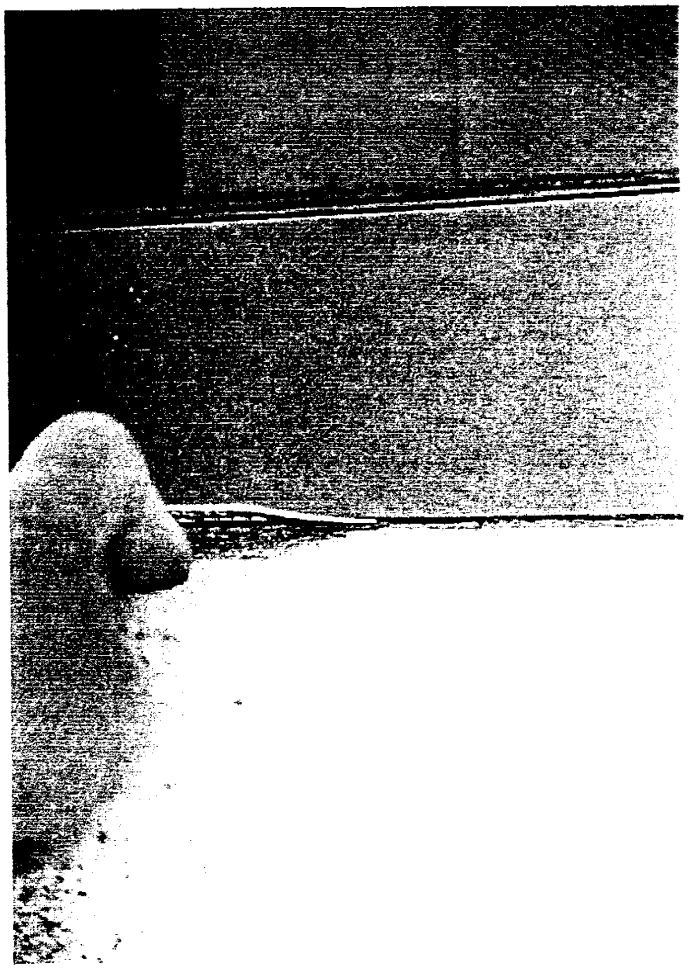

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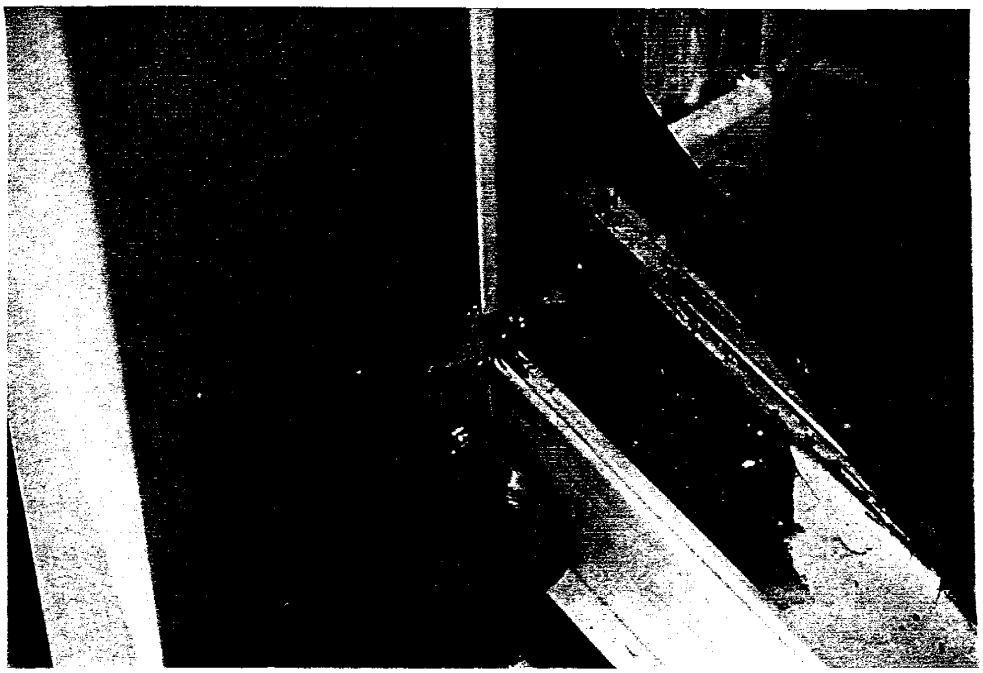

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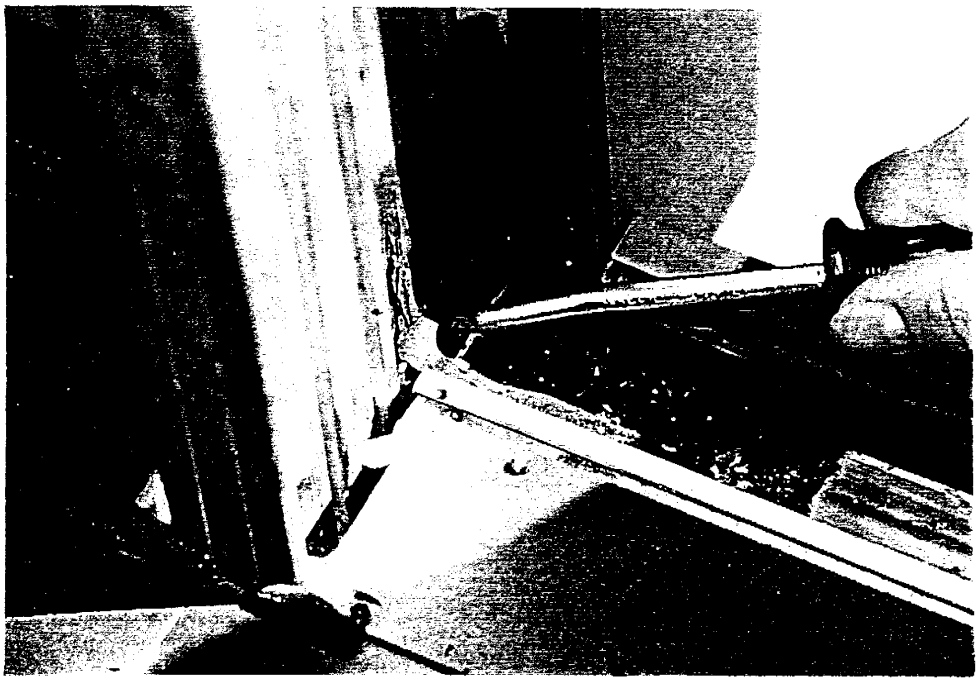

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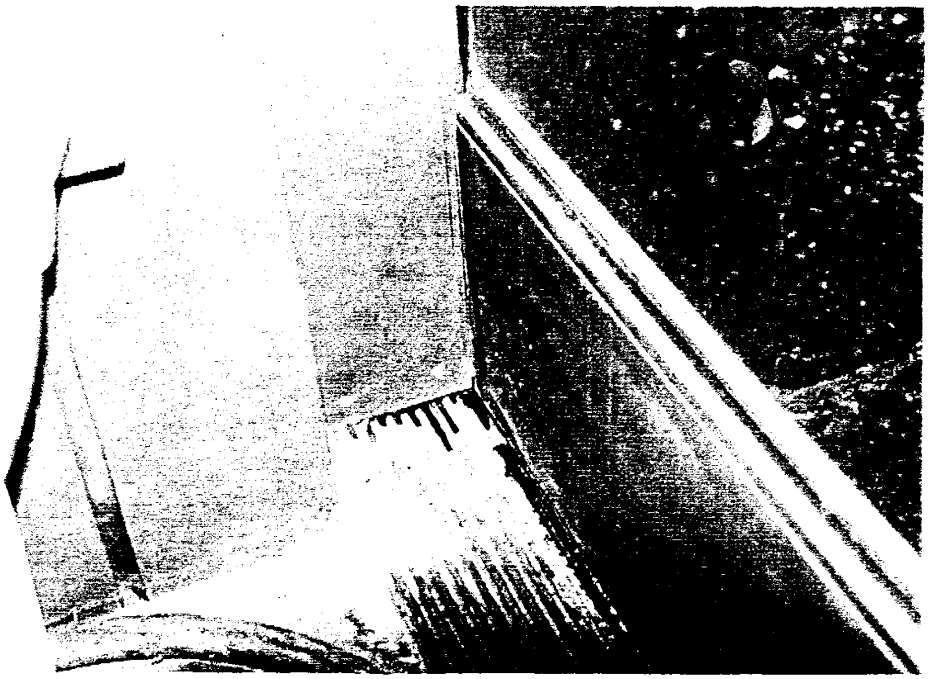

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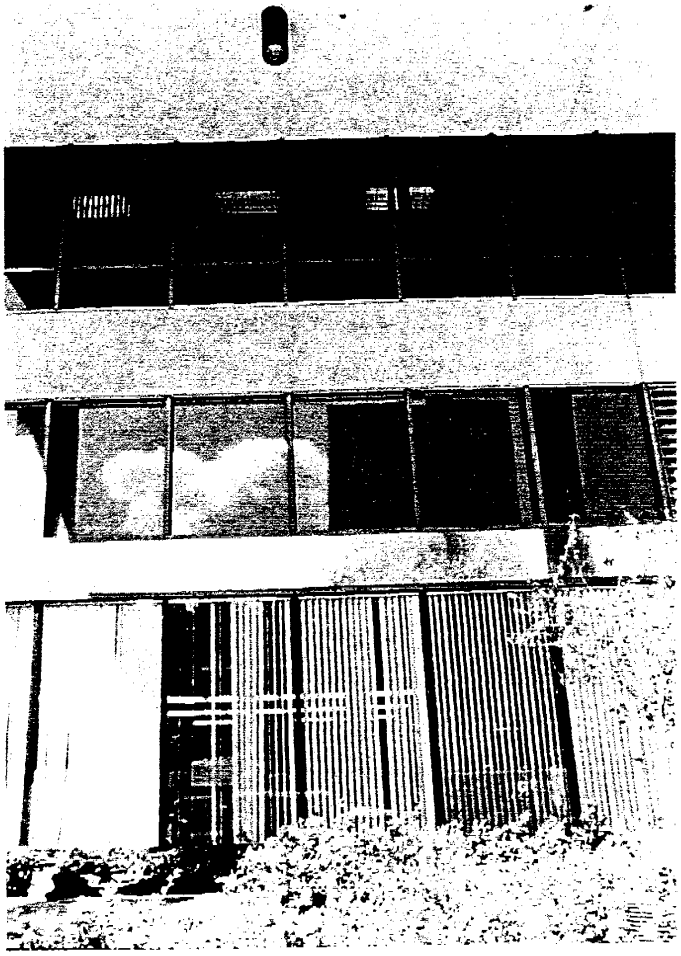

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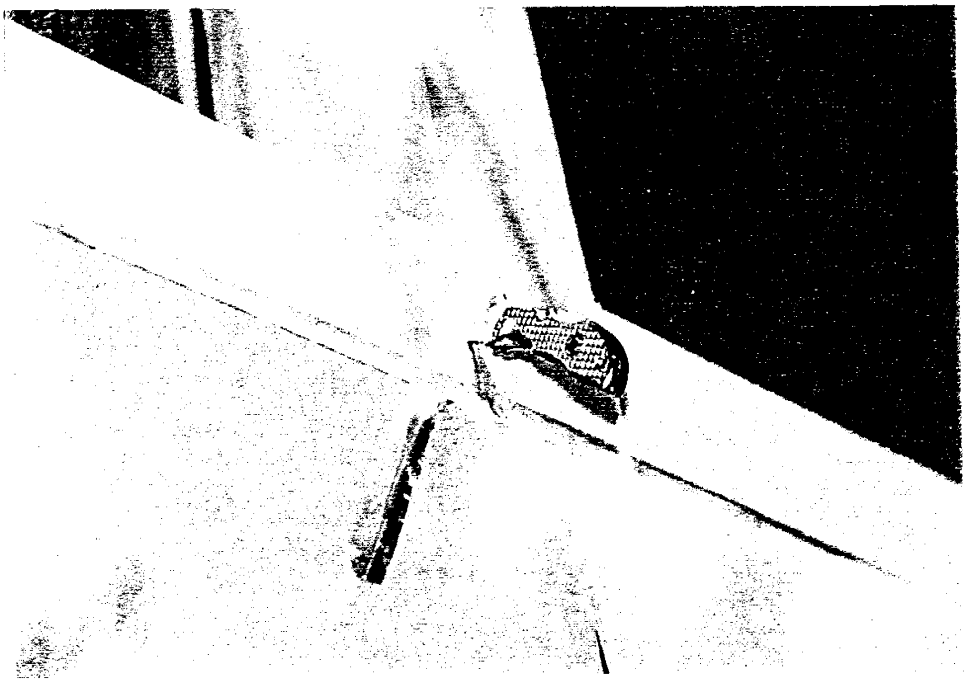

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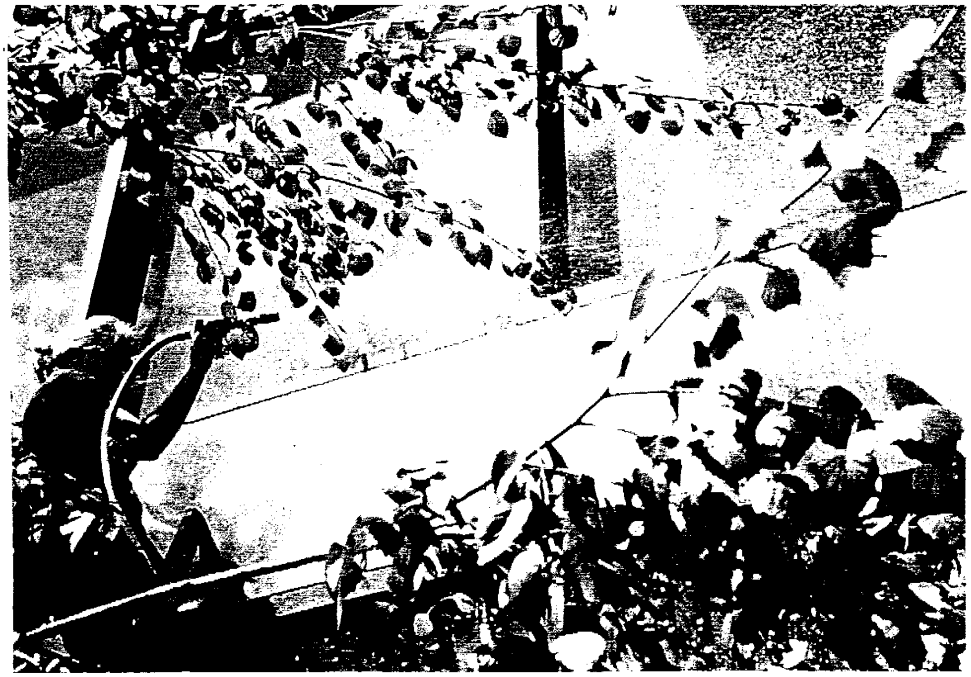

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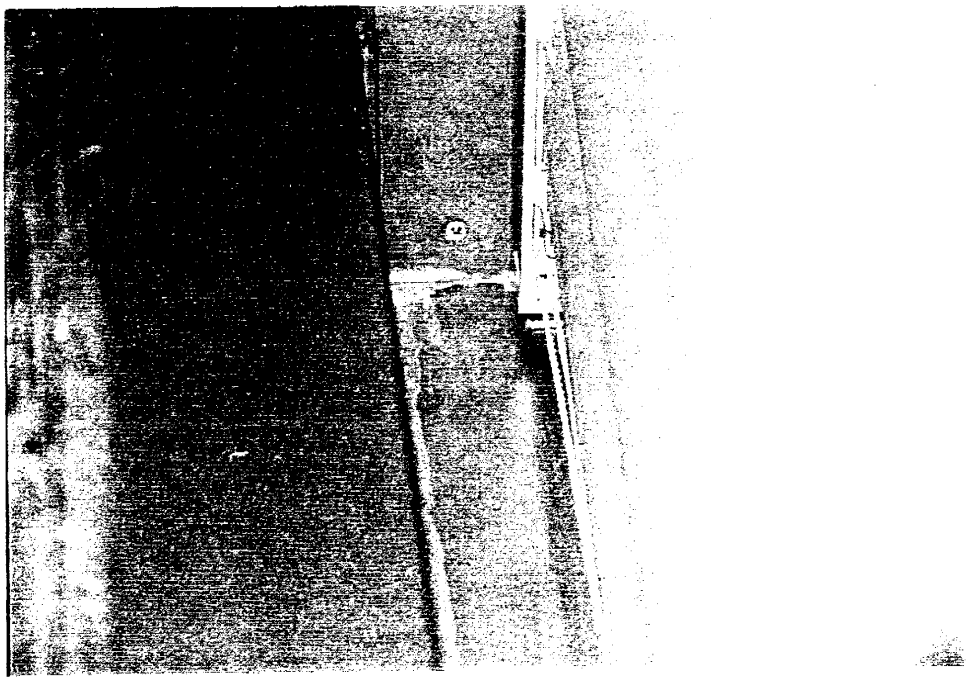

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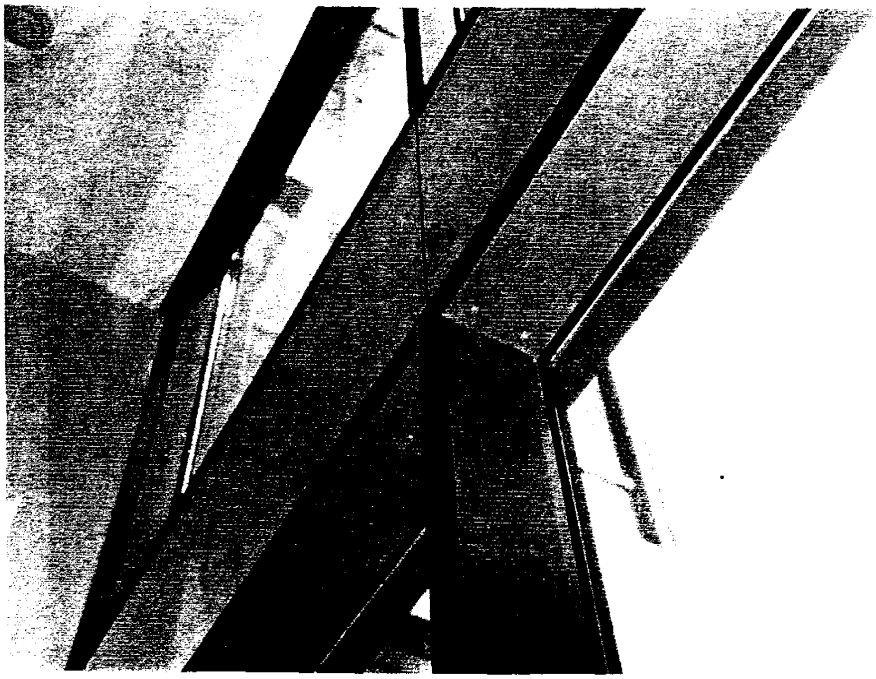

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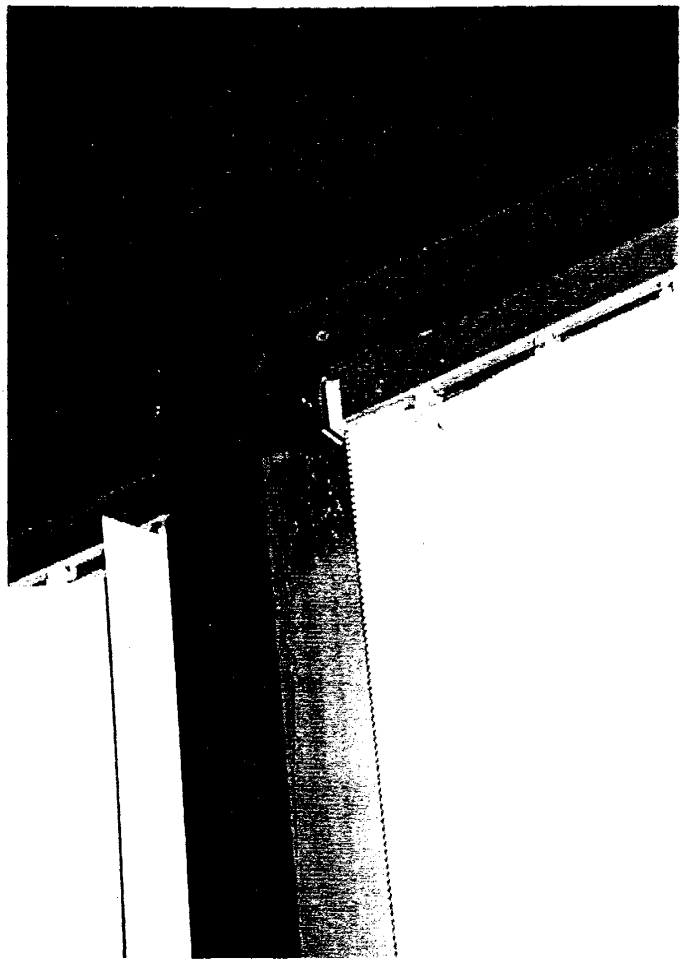

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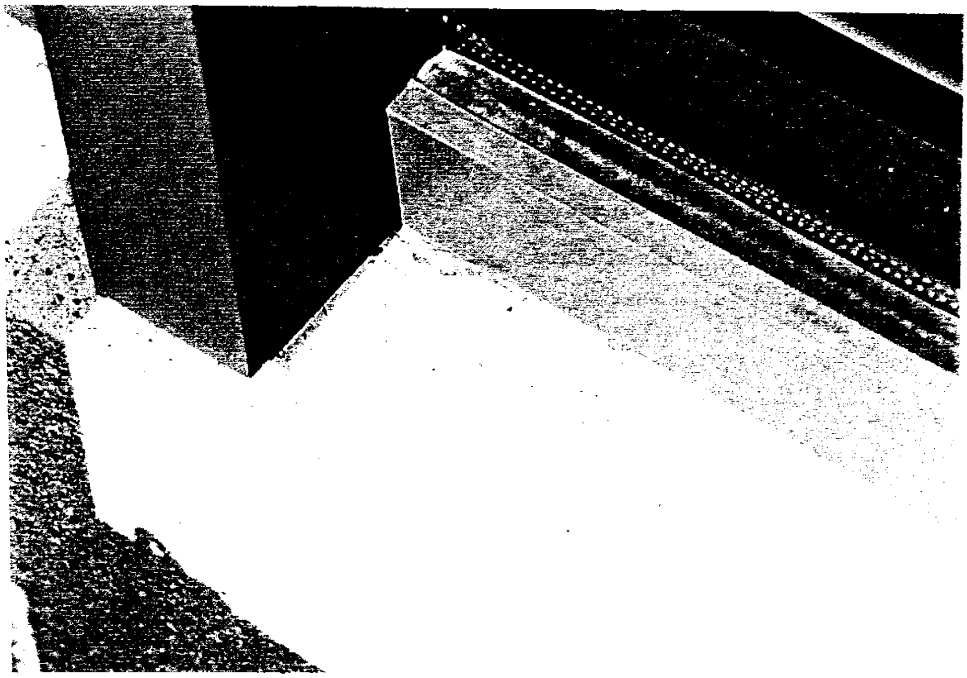

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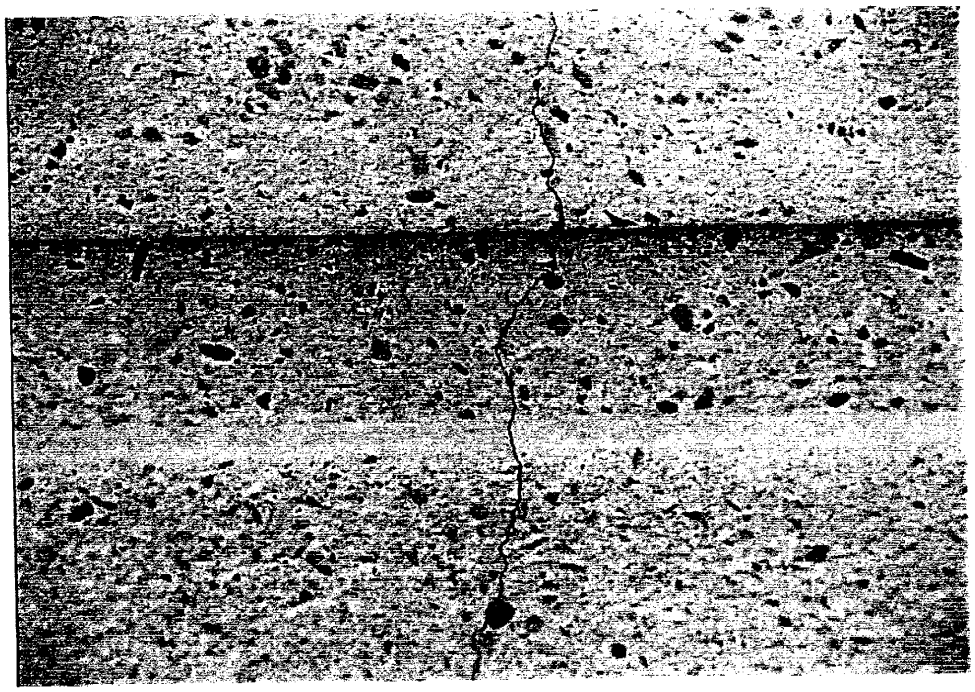

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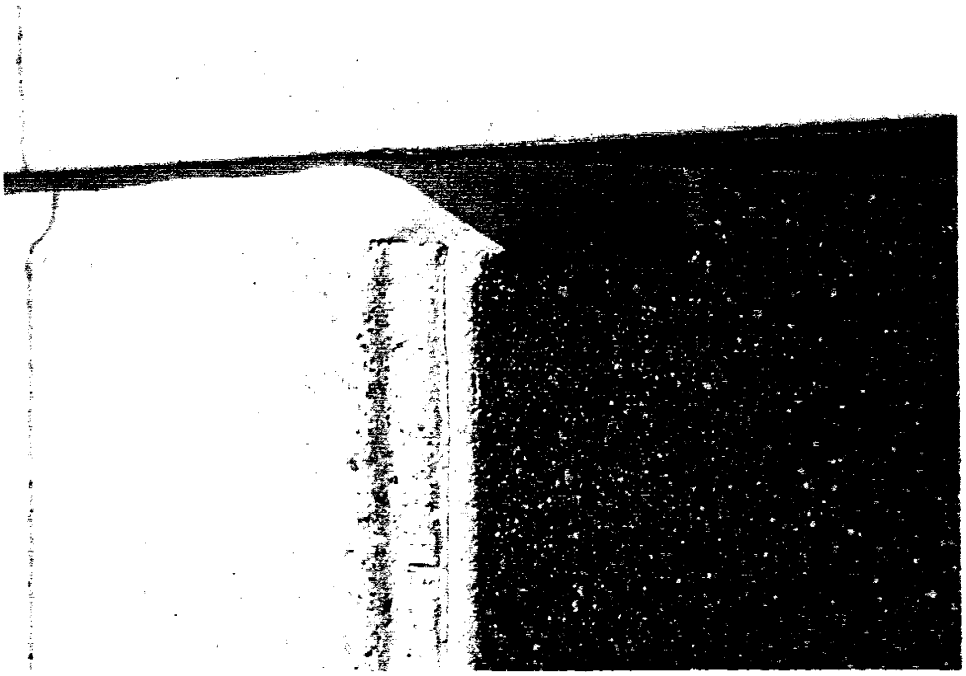

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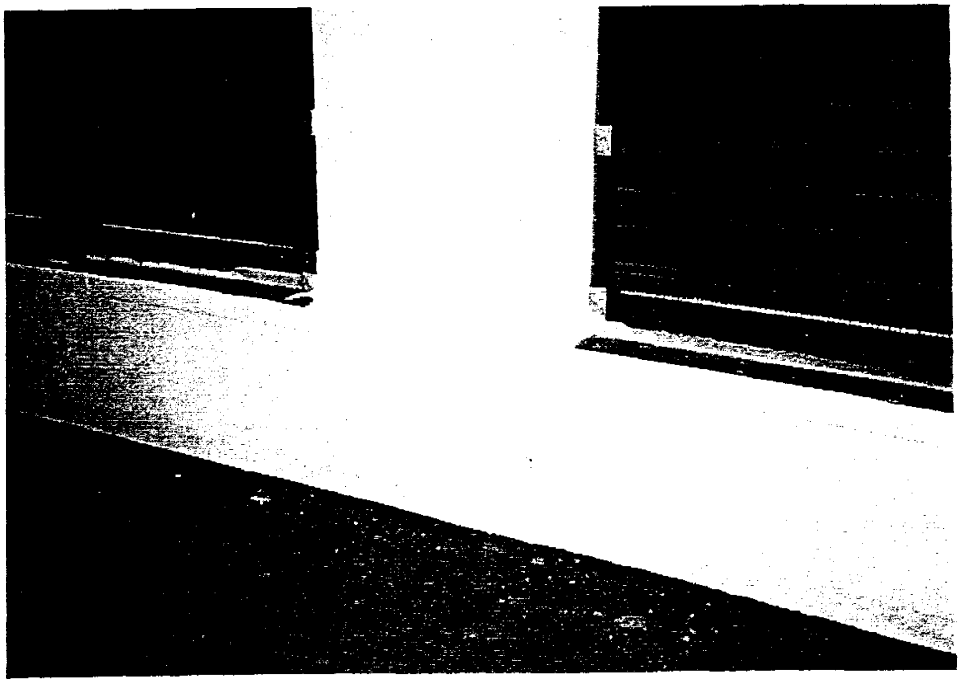

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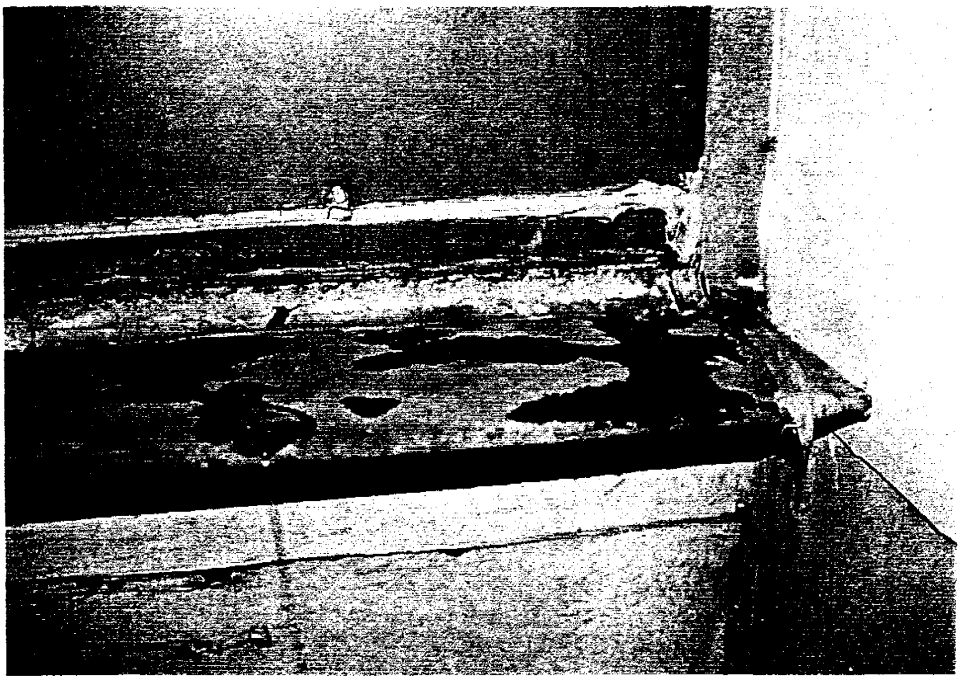

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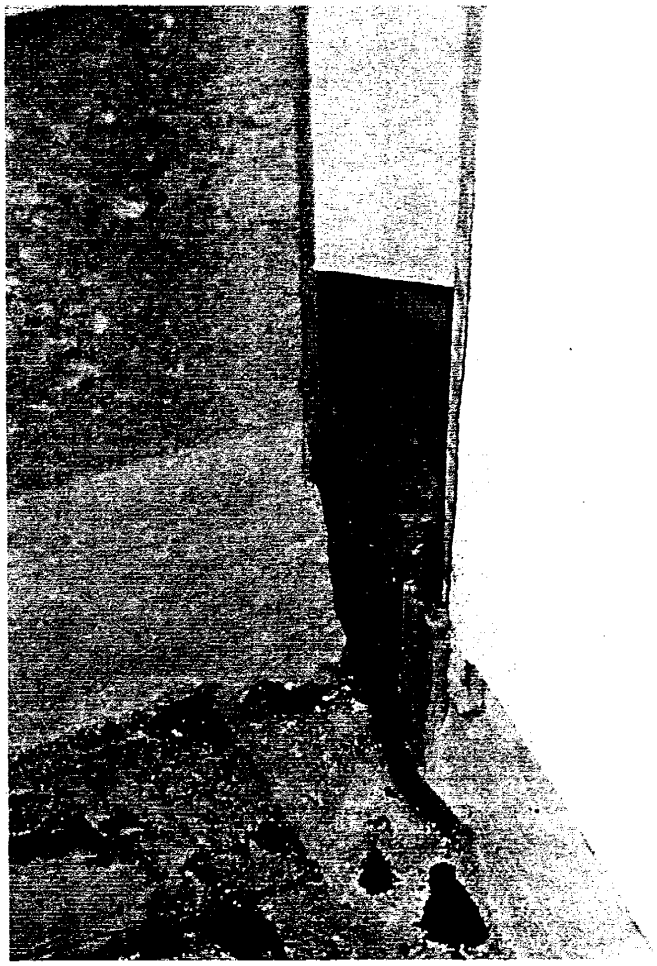

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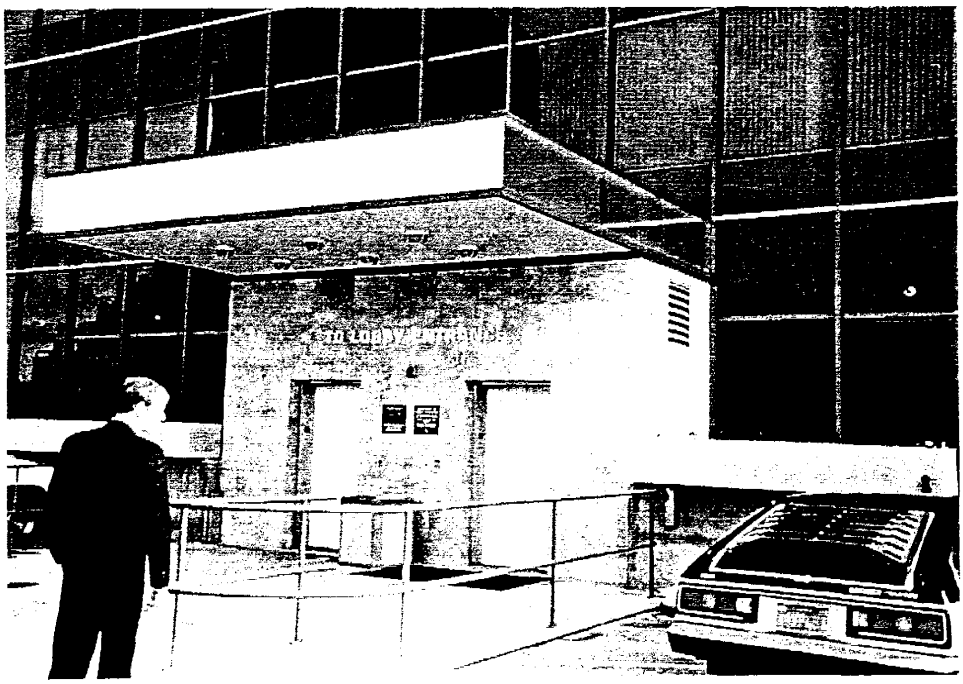

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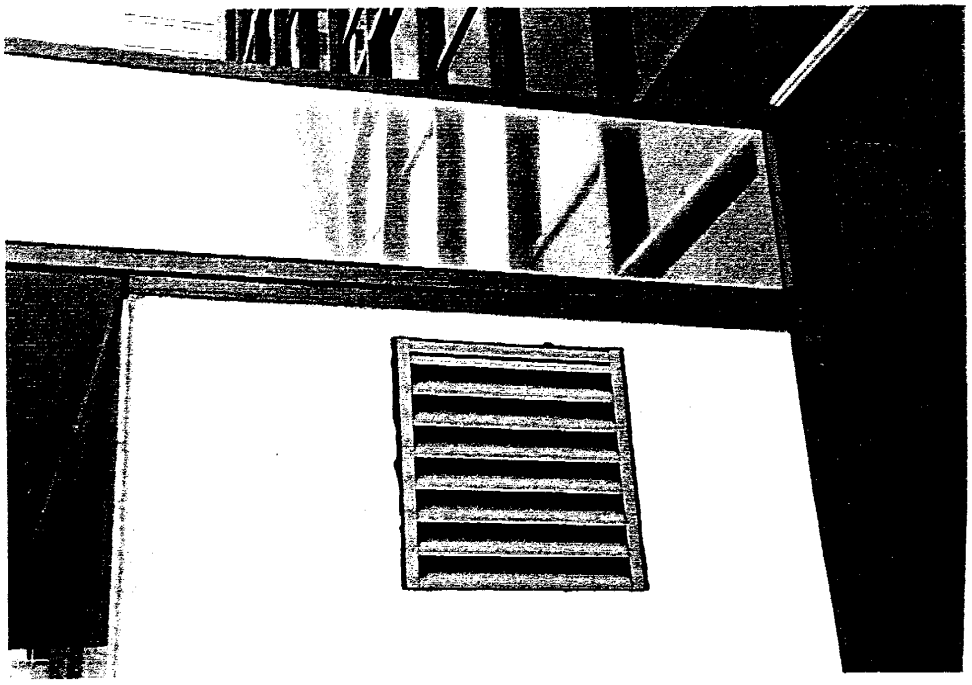

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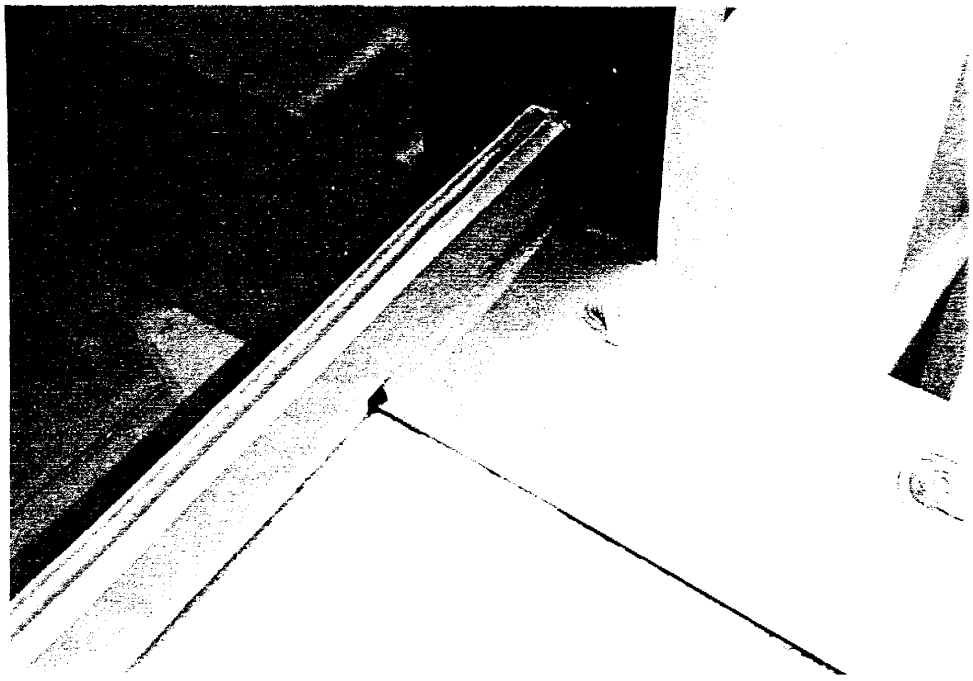

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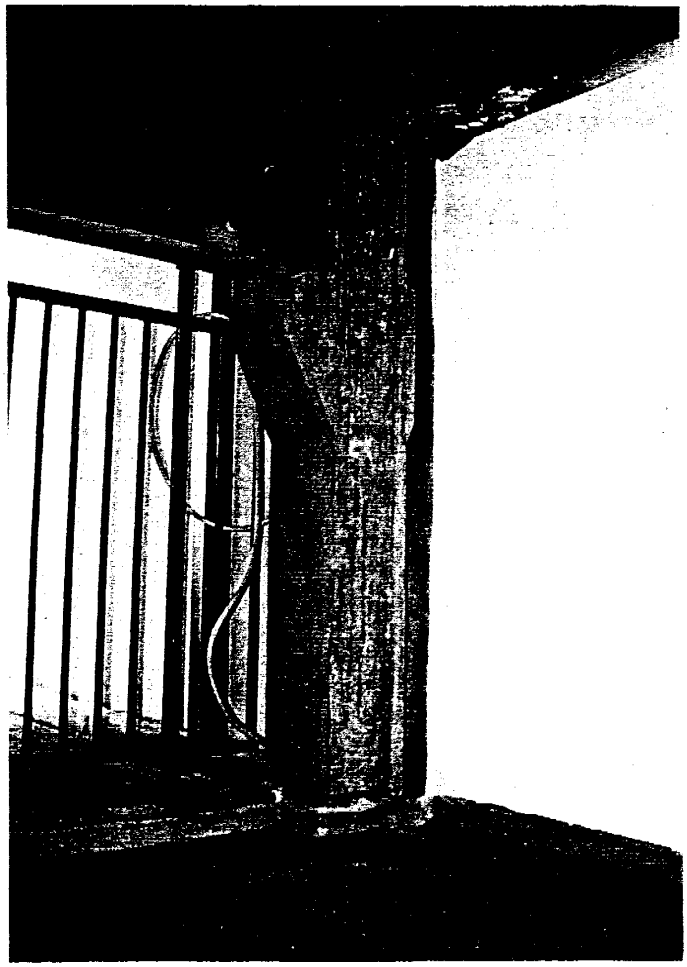

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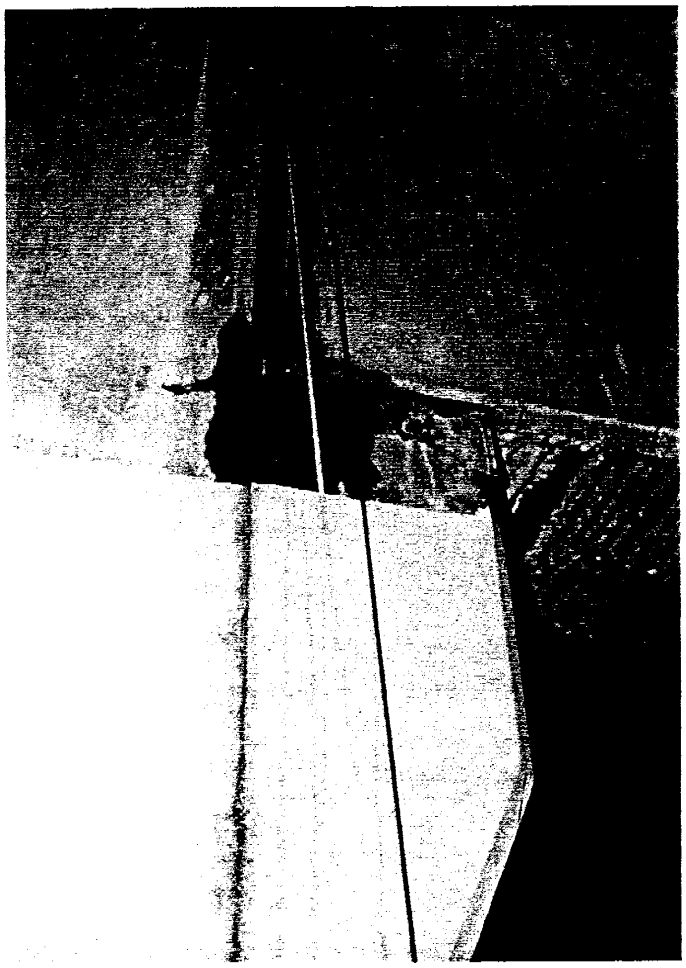

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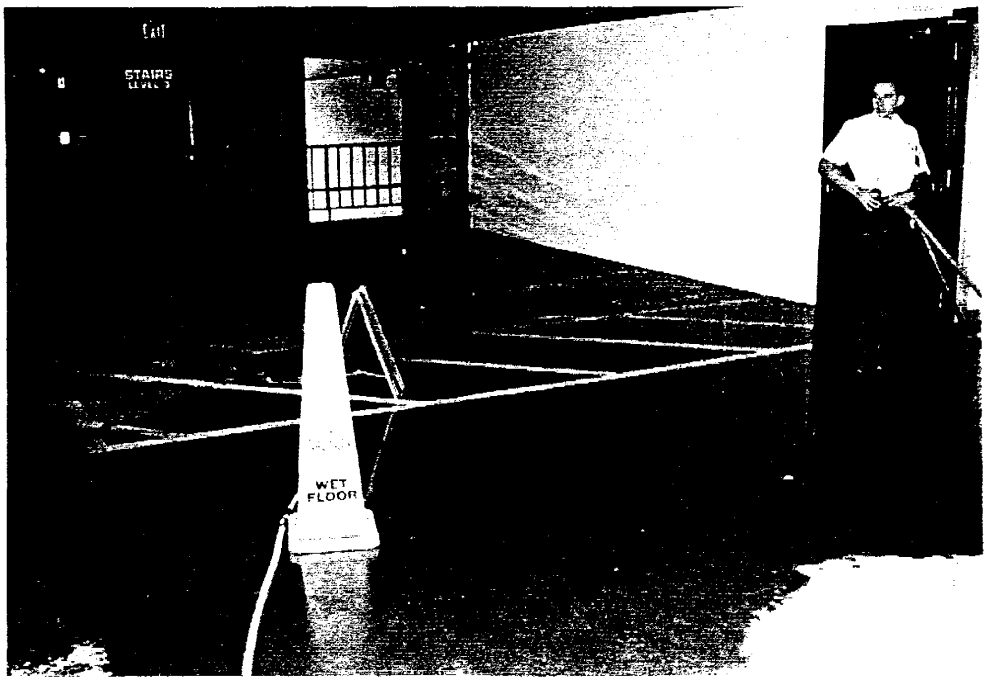

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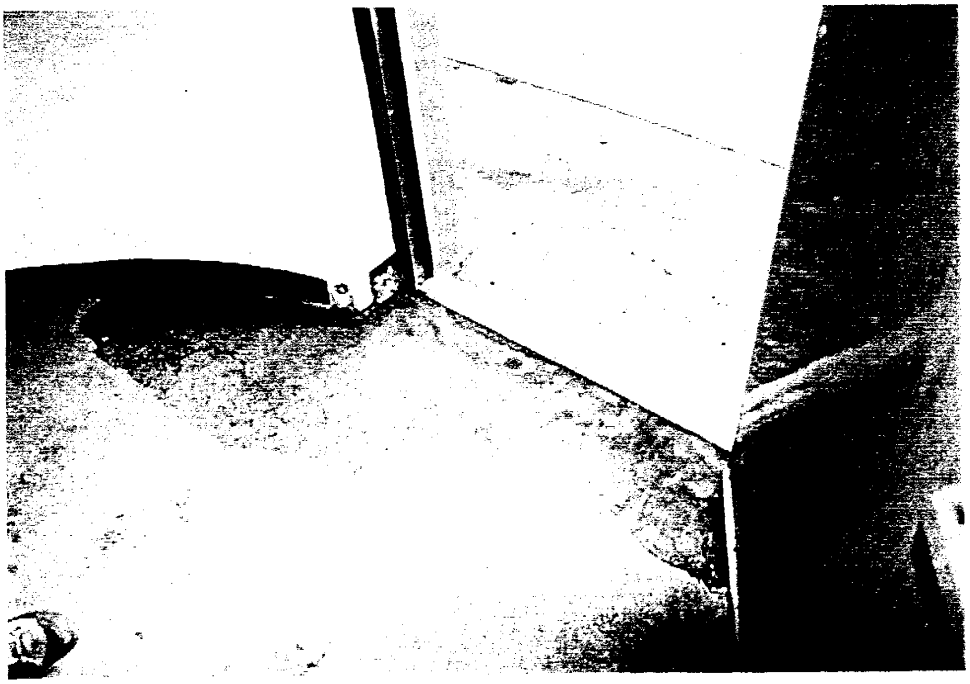

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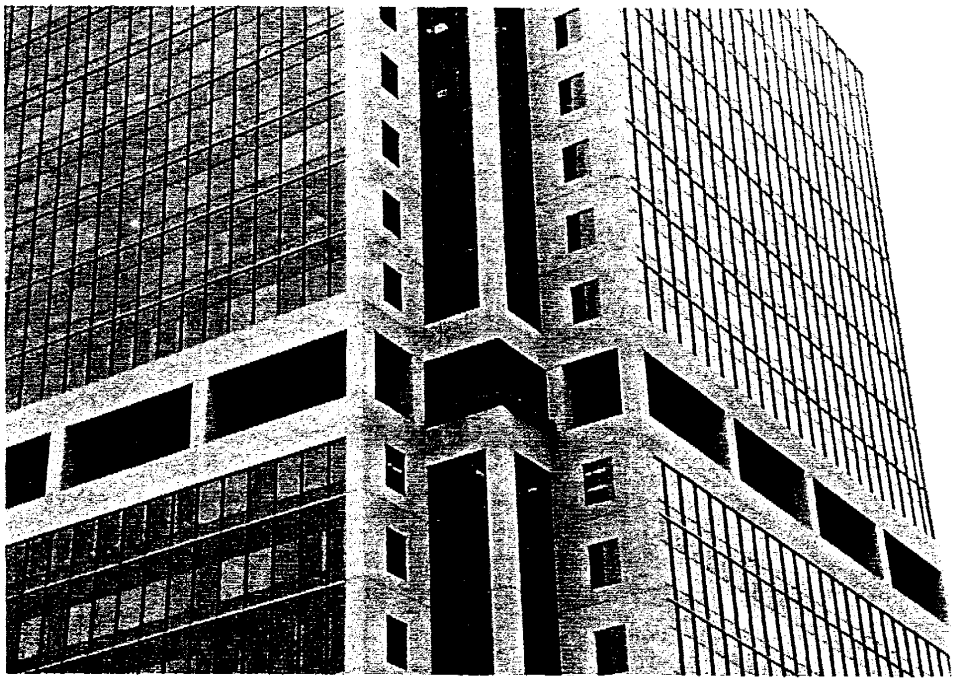

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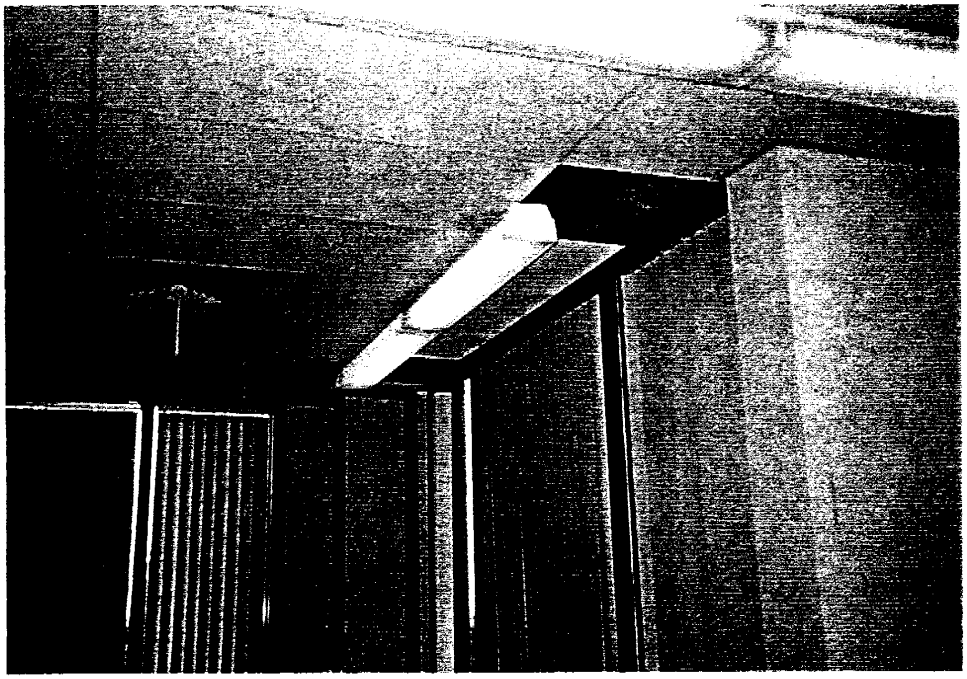

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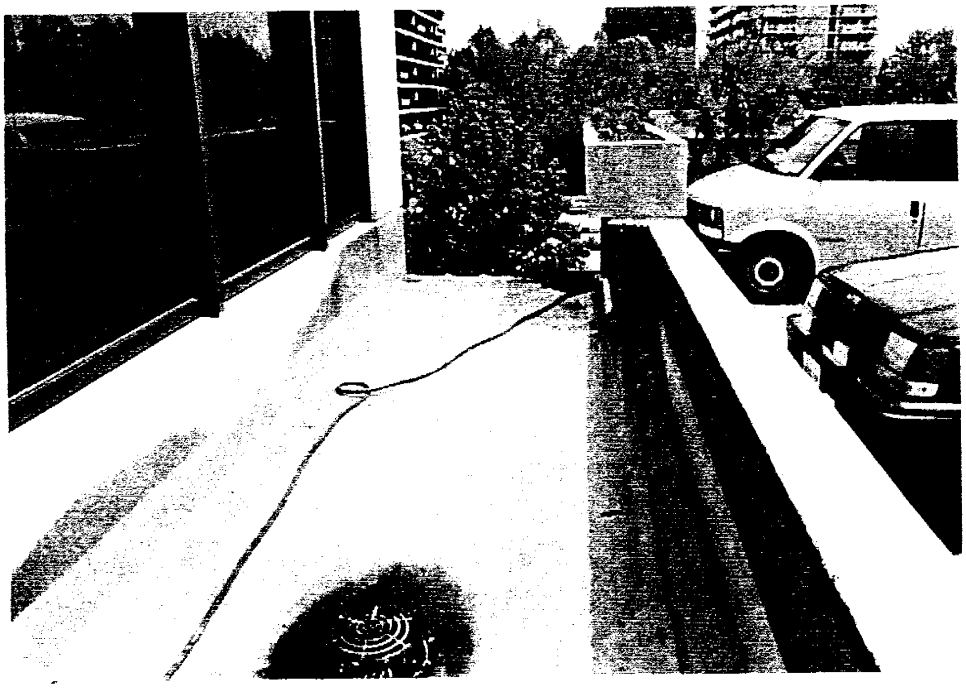

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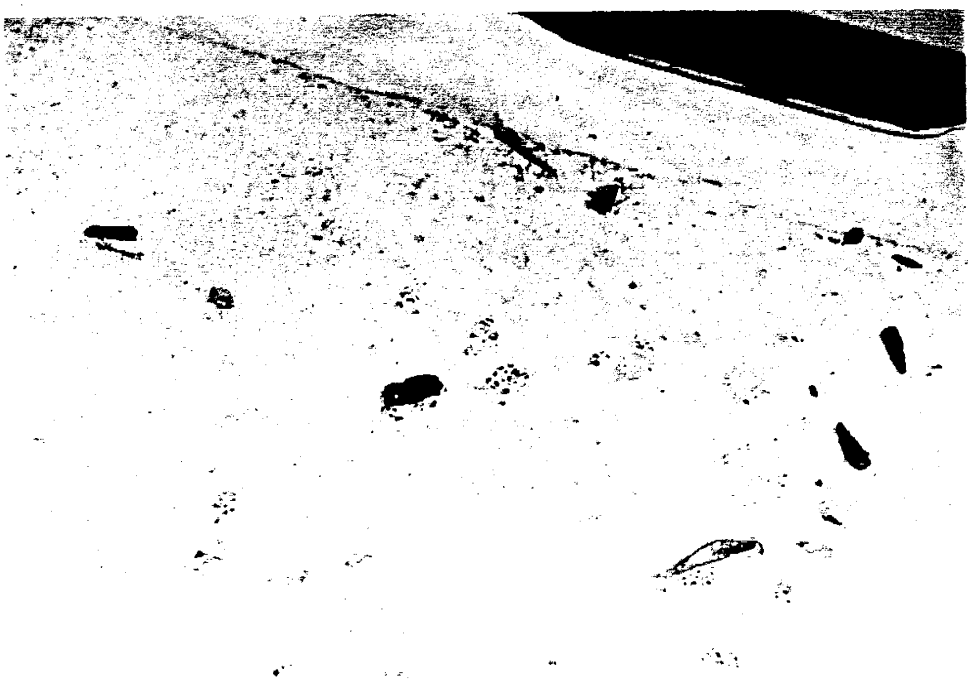

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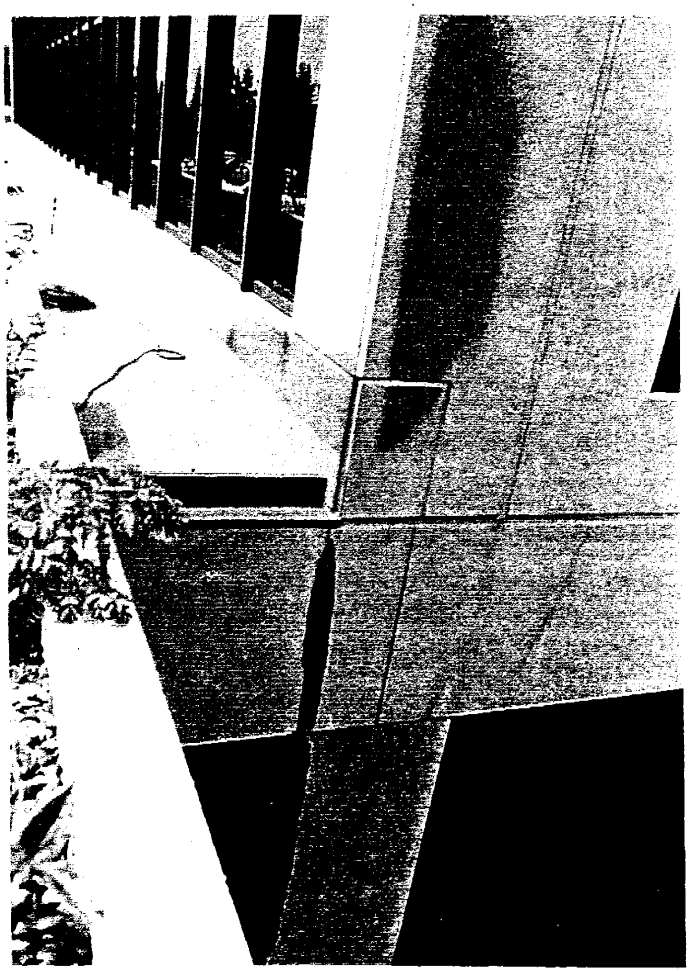

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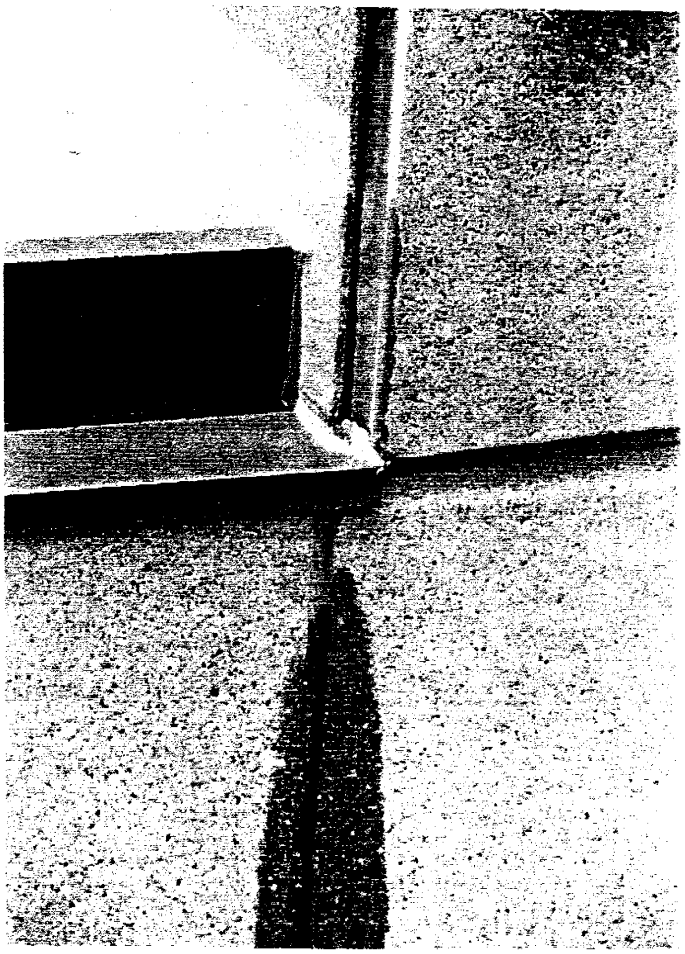

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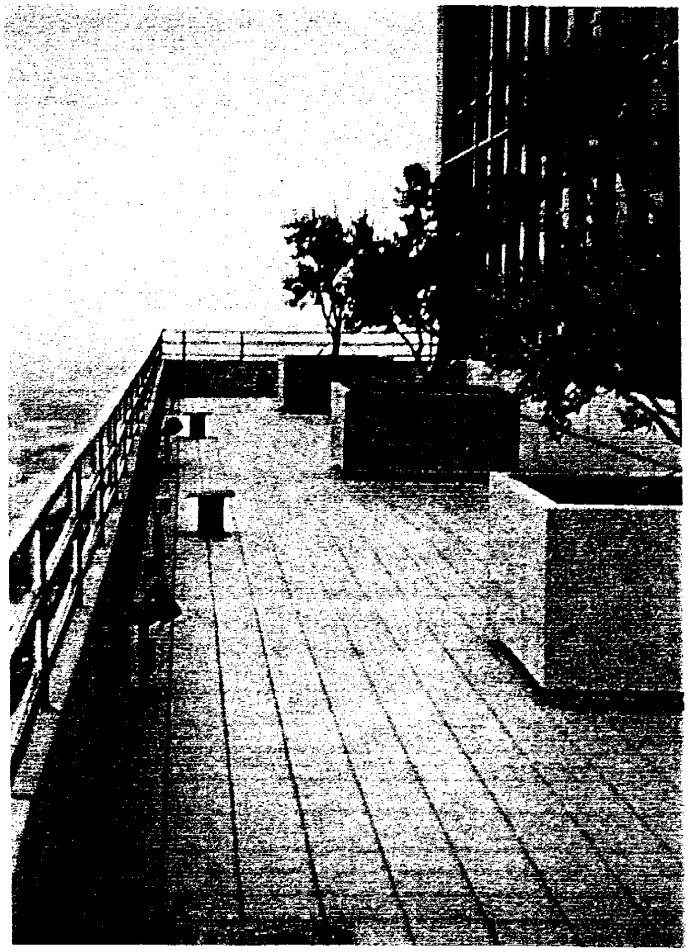

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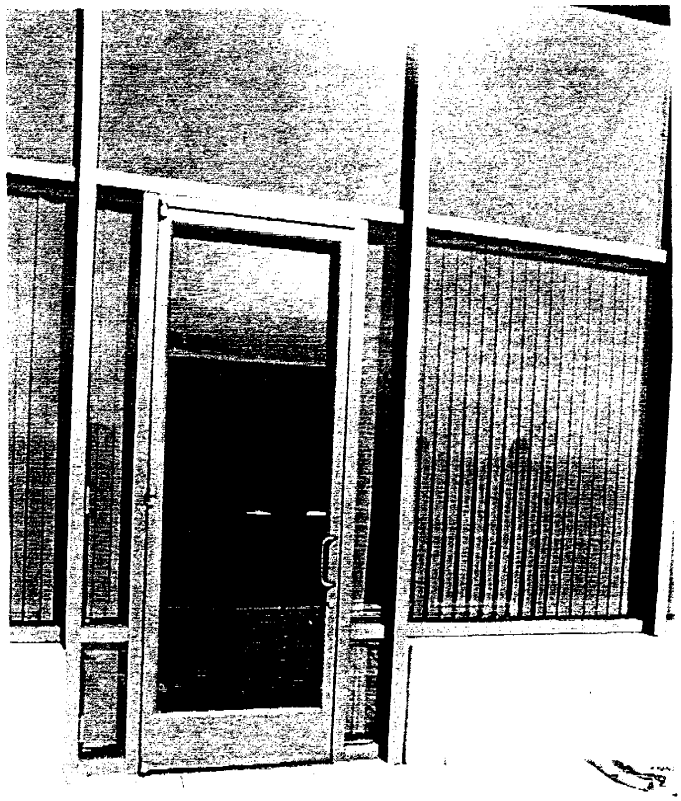

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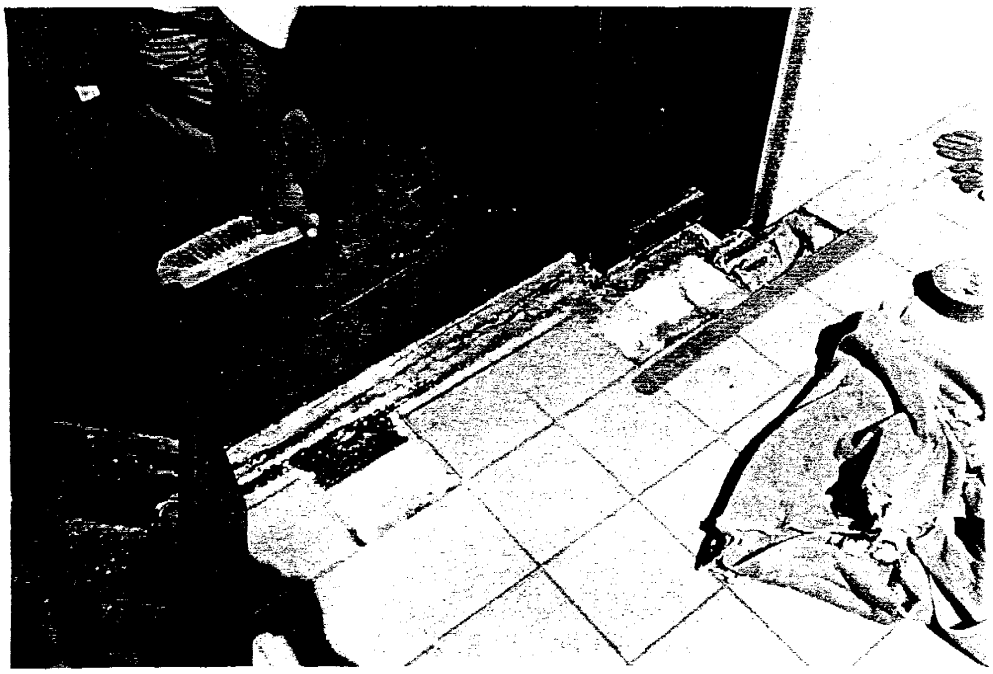

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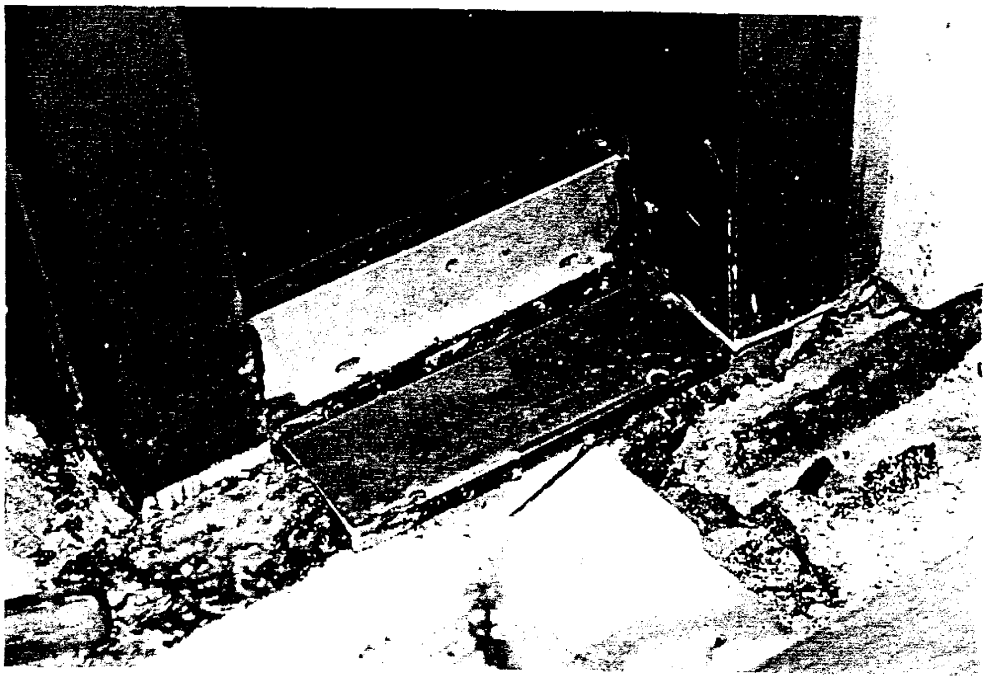

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