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Abbot Building Restoration repairs front of Surfside Lofts Condominium building

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Abbot Building Restoration recently restored the main center section in the front of the four-story Surfside Lofts Condominium building. The building is constructed of EIFS (artificial stucco) with series of floor to ceiling windows configured in multiple sections on each floor.

In early 2011, the windows in the three main center sections of the building began to experience signs of water leakage as evidenced by staining into the interior surface. Abbot, along with the property management company, Raymond Properties, inspected and tested these sections, and determined that the problem involved the windows. Since replacing the windows was not an option, it was decided to wet glaze around the entire perimeter of each light of glass - metal to metal and metal to glass. The front was divided into three sections from the overhang to the ground and one section was completely repaired as the test area.

As EIFS it is not a true water resistant surface, an additional coating is often required to protect the surface. Toward this end, Abbot also applied a waterproof elastomeric coating to the EIFS in the test section that matched the color of the original cementitious material. To evaluate the effectiveness of the sealing/coating process, it was decided to expose the building to the elements over an extended time period of over a year. Fortunately, the combination of the window glazing and elastomeric coating proved to be an effective seal to significantly reduce water penetration. Based on this determination, the owner decided to complete the sealing of the other two sections, including the large EIFS overhang above the center section.

Abbot provides a broad range of masonry construction services to public, institutional, and commercial clients, including condominiums, property management entities, and private residences. The firm also acts as a general contractor for a variety of masonry building construction projects. Specific areas of expertise include:

- * Brick and stone restoration;
- * Repointing and recaulking; and
- * Concrete repair and protection.

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