

Micaela Charter

NV Roofing

8/31/2022 | 31 Photos



C-30929 - Waters Edge Condominiums

3311 Lakeside View Drive, Falls Church VA 22041

NV Roofing Report

Date of Request: August 26, 2022

Date of Response: August 29, 2022

Date of Report: September 7, 2022

Requested By: Kelly Lang – KPA Management

NVR Job #: C-30929

Property: Water Edge Condominiums

3311 Lakeside View Drive

Falls Church VA 22041

Action Performed: Roof / Skylight Inspection

Skylight Issues:

Dispatched technicians to perform roof & skylight inspection. Upon arrival it was noted that a tarp over skylight #2 was installed by others with cap nails causing damage to shingles. NV Roofing did not remove the tarp to inspect the skylight as it may have caused more damage to shingles. Inspected skylight #2 from inside of the unit and found water stains and water dripping down the wall, and deteriorated sealant around skylight #1 as well as a damaged gasket.

Roof Maintenance issues:

Deteriorated sealant around pipe flashings, Open seams at pipe flashing, exposed nail heads/nail pops, damaged ridge vents and loose chimney cap, Open seams at chimney, damaged J channel, loose gutter hangers, & rusted roof vents. NV Roofing does not believe the roof maintenance items listed are causing the leak, but can lead to future leaks if not addressed. We understand the community is in the preliminary stages of contracting an engineer to prepare a specification to replace the roofs. The items noted above will be addressed when the roofs are replaced.

Based on our inspection we believe the skylights are the source of the leak. The gaskets are failing and the the glass is separating from the metal frame assembly.

Further Action Required: *Skylight Replacement & Roof Maintenance*

Thank you for the opportunity to assist you with your roofing needs.

Report Prepared By:

Micaela Charter

Service Production Assistant

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Building Identifier



Roof Overview - As Pictured Below



Loose Chimney Cap - As Pictured Below



Open Seams at Chimney - As Pictured Below

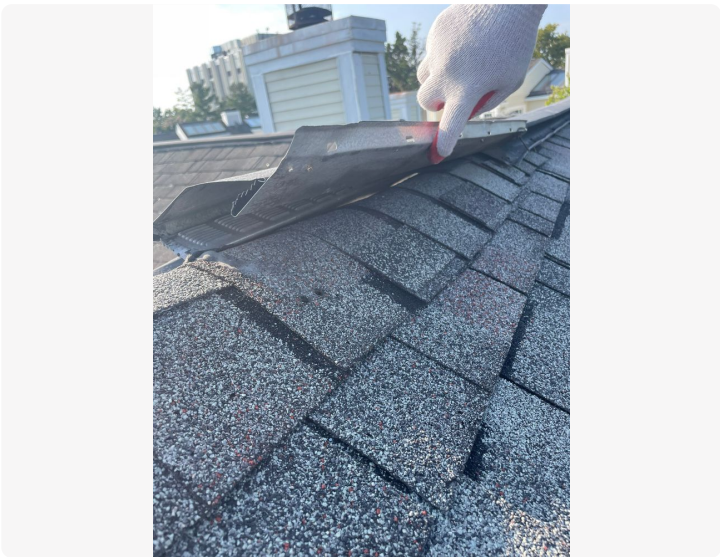
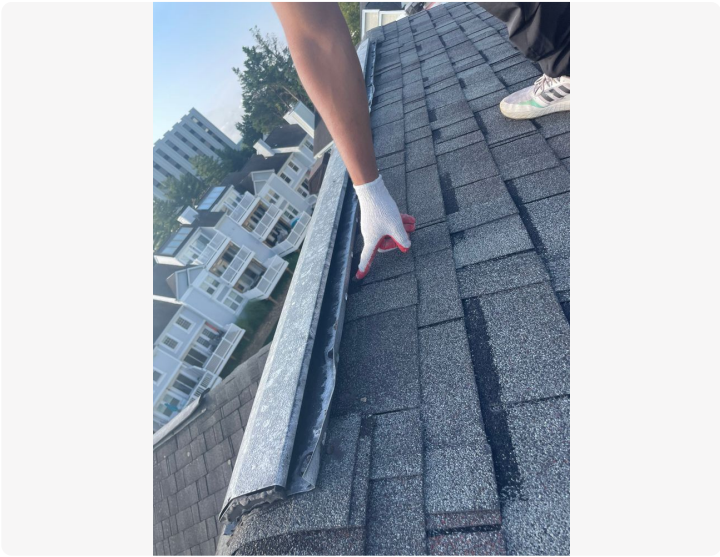




Damaged/Loose Ridge Vents - As Pictured Below









Deteriorated Sealant around Pipes - As Pictured Below



Exposed Nail Heads / Nail Pops - As Pictured Below



Exposed Nail Heads / Nail pops - As Pictured Below



Deteriorated Sealant at flashing



Damaged J Chanel



Flashing in good Condition, Vent rusting



Breezeway Roof With HVAC Units - Overview



Deteriorated Sealant at electrical housing



Loose Gutter hangers - As Pictured Below





Skylight #1 -The gaskets are failing and the the glass is separating from the metal frame assembly.



The gaskets are failing and the the glass is separating from the metal frame assembly.



Skylight #2 - Tarped - Needs to be Replaced - As Pictured Below

