

**RE: Cheval Club - Call Request**

1 message

**Ron Katz** <rkatz@kipcon.com>

To: Andy Mechavich &lt;andy.mechavich@gmail.com&gt;

Hi Andy

See below/

You can schedule the call any day but Tuesday next week

Best times are either morning 9AM or anytime after 1PM

**Ronald W. Katz****Managing Director****Kipcon Great Lakes LLC****847-269-2590**[www.kipcon.com](http://www.kipcon.com)**From:** Andy Mechavich <andy.mechavich@gmail.com>**Sent:** Wednesday, February 26, 2025 7:40 PM**To:** Ron Katz <rkatz@KIPCON.com>; Jodi Stuart <jodistuart312@gmail.com>**Subject:** Cheval Club - Call Request

Ron,

I met with Darek today and walked him through our building's concerns.

Once you have a chance to debrief with Darek, let's have a short status call. Let us know when you are ready and we can provide our availability.

1. What are the next steps? In general, we want to get back to baseline - a watertight building.

**Agreed: Prepare spec for the roof replacement and decks****Discuss the other issues to be addressed separately as shown below and a plan to address them – need further inspection to clarify capstone repairs (if there is flashing**

2. What are the masonry issues that need 1) additional inspection and 2) repair?

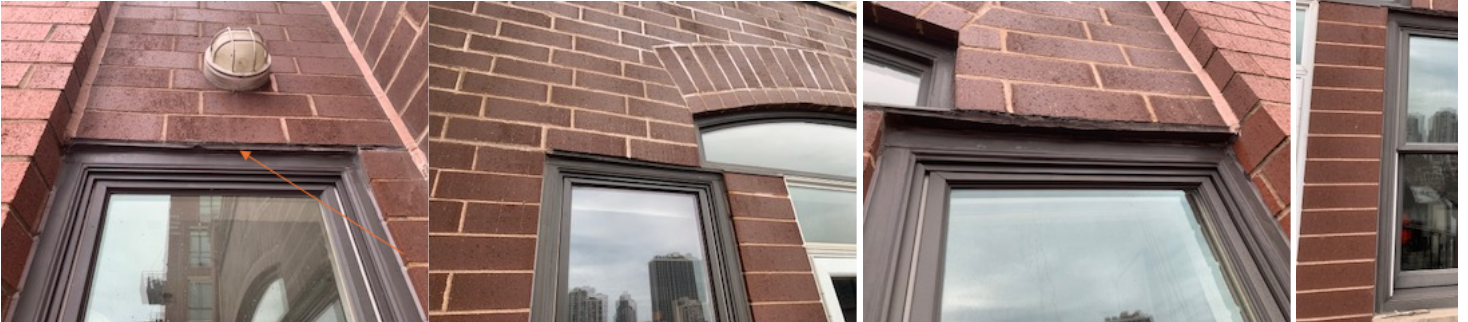
**Inspections/Repairs Capstones:****Need to check capstones to ensure they are properly flashed and catalogue cracked damaged stones for potential replacement; poorly sealed gaps between stones;****See drip edge but not flashing so that inspection is needed; repairs to stones with damaged mortar, caulk/mortar where gaps between stones are failing;**



Include plan to flash masonry decorative columns as this may be a source of current water issues as per location of water at interior of unit inspected.



Check all the balcony headers they appear to be improperly caulked at the lintel trapping water- if this is the case the caulking needs to be removed and the lintels/headings replaced. Check window header lintels and catalogue/ID for possible replacement/repair this would be as follows: Clean and coat lintel if the lintel is not compromised (otherwise re



Review Façade for areas of efflorescence (areas showing white ) this is a reflection of moisture trapped in brick for a long enough period of time so that the salts in the b



3. Discuss the pros and cons of a modified bitumen roof.

I sent out short pros/cons memo you can distribute if you think appropriate before we talk.

4. General timeline for masonry repairs and roof replacement.

Priority one would be roof/capstones/columns taking a top > down approach. We would be able to get the specs out and bids in within 30 days- you could start anytime thereafter dep

We could obtain masonry bids for the other issues as well that may take slightly longer as we need to make a determination as to the number of windows involved and whether the ba

5. Timeline for the cost estimate for the special assessment. Jodi and I will need to schedule a board meeting for the special assessment.

Get your bids in for major work in next 30 days

6. When do you want to pick-up the blueprints?- lets schedule a time to open up 1 capstone area and pick them up then.

Full disclosure....I probably don't understand everything listed in your initial inspection report. Also, I may not understand the priorities.

(many of the water issues exhibited on 6<sup>th</sup> floor ceilings should be resolved by new roof system)

Andy Mechavich

312-485-4140