

NEW BUSINESS F

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. GR 10/06/21

***FOUNDATION REPAIRS AT 4911 S. 31<sup>st</sup> STREET***

WHEREAS, Virginia Code Title 55.1, Section 1956(B) allows the Board of Directors to exercise power assigned to the "unit owners' association" by the Act, to the extent permitted by the By-Laws of the Unit Owners Association;

WHEREAS, Article III, Section 2, of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium," and further states that the Board may do all such acts and things as are not by the Act or by the By-Laws directed to be exercised and done by the Unit Owners Association;

WHEREAS, Fairlington Villages, A Condominium Association is responsible for maintaining the common elements, which includes the foundation walls;

THEREFORE, BE IT RESOLVED, that the Board of Directors authorizes Management to contract with Basement Masters Waterproofing to repair the front foundation wall at 4911 S. 31<sup>st</sup> Street, in accordance with the attached proposal, at a total cost of \$10,234.00.

To Be Charged To: Reserves Account # 3700 (Exterior Building)

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

Date \_\_\_\_\_

Date \_\_\_\_\_

Moved by \_\_\_\_\_

Second by \_\_\_\_\_

VOTE \_\_\_\_\_

Approved ( ) Disapproved ( )

Submitted by: Management

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. GR 10/06/21

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Roll Call:

Alvord, Melanie \_\_\_\_\_ Auston, Jessica \_\_\_\_\_ Brown, Philip \_\_\_\_\_  
Placek, Terry \_\_\_\_\_ Reem, Harold \_\_\_\_\_ Stolof, Edward \_\_\_\_\_  
Straub, Lawrence \_\_\_\_\_ Torres, Joseph \_\_\_\_\_ Wasowski, Anne \_\_\_\_\_



Fairlington Villages  
A Condominium Association

MEMORANDUM

TO: Board of Directors  
FROM: Miguel F. Galvez, Facilities Manager  
REF: Foundation Repairs at 4911 S. 31<sup>st</sup> Street  
DATE: September 29, 2021

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The basement of this unit had sustained substantial water intrusion from the heavy rains that we experienced during the month of August. The exterior waterproofing that was done 20 years ago has failed due to the deterioration of the drain boards attached to the foundation wall. Fortunately, current waterproofing systems use four different layers of protection: (1) A parge coat of concrete, (2) An elastomeric rubberized membrane, (3) A heavy vapor barrier and finally (4) A drain board with protective filtering that will prevent this from happening in the future.

This basement does not have a slab on grade because this unit was built over an old boiler room, therefore the option of installing a French drain and a sump pump in the interior of the unit is not feasible. Over 17 linear feet of the foundation wall will be excavated at a depth of 8 feet, this includes the removal and replacement of two concrete window wells that are in this area.

Given that this is the only alternative that will fulfil the Association's obligation to remedy the situation, it is Management's recommendation that the Board of Directors approves to contract with Basement Masters Waterproofing to seal the foundation wall for an amount not to exceed \$10,234.00. The Association has used this contractor in the past in several locations, with great results.

This work will be charged to reserves.



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VAHIC: 2705134490 MDHIC: 132557  
Secure Home Systems, Inc.

#### Proposal/Contract

**Name:** Miguel Galvez / Fairlington **Contact:** 703.843.3200  
**Address:** 4911 S 31<sup>st</sup> St **Email:** [facilmgr@fairlingtonvillages.com](mailto:facilmgr@fairlingtonvillages.com)  
**City:** Arlington, VA 22206 **Date:** September 16, 2021

Basement Masters Waterproofing is pleased to provide our findings and proposal relating to the assessment conducted at the above-mentioned address. The assessment was conducted by Randall Butterfield of Basement Masters Waterproofing. If engaged, Basement Masters Waterproofing will provide all necessary supervision, labor, and materials to complete the agreed -upon remedy.

After our assessment, it was determined that an exterior waterproofing system with possibly a pump and basin system would be the best recommendation for this project. The warranty for this waterproofing application, upon the full completion of this project, is a 20-year warranty for the current owner for the exterior portion which, upon the sale of the above-mentioned property, can be transferred one time to the next immediate owner. The warranty will then convert to a 5-year warranty from that point forward. Any pumps, if used and/or required are warranted for 2 years from the date of installation.

#### The Exterior Waterproofing System

The project will require the excavation of approx. 17 lf of soil to an approx. average depth of 8' thereby completely exposing the basement wall for the waterproofing system application.

- Excavate work zone to allow for access and installation of exterior waterproofing system.
- Before any waterproofing work is started the foreman shall thoroughly examine all surfaces for any deficiencies. Should any deficiencies occur the owner will be immediately notified.
- Install as necessary ground cover and any temporary shoring and erosion control to provide for a safe work area and protect the building and landscaping from damage during the work.
- The total exposed wall space will be prepped according to manufacturer's recommendations and guidelines including pressure washing if needed as well as hand cleaning to remove all loose debris.
- Concrete surfaces shall be structurally sound and have a smooth finish, free of fins, ridges, protrusions, rough spalled areas, loose aggregate, exposed coarse aggregate, voids or entrained air holes. Rough surfaces shall receive a well-adhered parged coat.

#### The Scope of Work (post excavation)

- **Step 1:** Apply initial waterproofing parge coat (to concrete block wall only) (Aquaflin 1K).
- **Step 2:** Apply elastomeric rubberized waterproofing membrane (Tremproof 250cg) over all the adjoining wall to a thickness of 90-110 mils to all wall surfaces as discussed and described here.
- **Step 3:** Install a heavy 6 mil vapor barrier over rubberized membrane.
- **Step 4:** Install prefabricated drain board (CCW MiraDRAIN 6200) with protective filtering fabric along the entirety of the excavated wall.
- **Step 5:** Install a metal termination bar at the surface and sides to cap and to further prevent additional water from penetrating behind or damaging waterproofing system.
- **Step 6:** Install a new four (4") inch perforated drain pipe at the base of the footing and surround by @ 12'-18" of # 57 pre-washed Blue Stone which will create a large drain field. The drain and all stone will be wrapped in a filter cloth preventing small particles from penetrating the pipe perforations.



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- **Step 7:** Unless there are existing and functioning footing drain pipes on the bottom of the exterior wall or sufficient slope which will allow footing drains to properly discharge or if high levels of water are discovered, it is required by code, that the newly installed perforated drain pipe be connected to an exterior pump and basin (set at the footing level) for the further discharge of collected water from structure which will relieve excessive pressure from the exterior on the wall. If the owner chooses to not allow the installation of an exterior pump the owner will not hold Basement Masters Waterproofing responsible or liable due to leakage and/or structural damage. (In the case of repairing a wall crack versus the waterproofing of a large area, i.e., an entire wall, the pump requirement may not apply)  
**Electrical outlet, if required, will be the responsibility of and provided by owner**
- **Step 8:** Due to the nature of the area and the possible proximity of other buildings as well as our attempt to preserve the landscaping, all work will be performed by hand. The area will be backfilled to existing levels and compacted. All debris will be removed, and area left in good order.

**Notes:**

- It is agreed that any changes to the agreed upon proposal after the commencement of the project will require a signed "Change Order" which will specify all changes and any pricing alterations and must be signed by both parties before changes can occur.
- It is agreed that Basement Masters Waterproofing, herein referred to as BMW, is not responsible for any items that have not been removed from the work zone prior to the commencement of the project.
- *As BMW is not a licensed electrical contractor BMW is not responsible for the installation of any required electrical outlets. Upon completion of the agreed upon work, the absence of an appropriate outlet for the pump connection does not imply the work should be considered as incomplete.*
- Contractor is not responsible for damage to any type of non-visible pipe within the work zone.
- BMW is not responsible for the replacement or reconnection of any items that required removal for the completion of this project including but not limited to drywall (or repair of), paneling, studs, walls, doors, windows, finish moldings, shelving, appliances, sinks, washing machines, dryers, furniture, etc.
- It is agreed that BMW is not responsible for the condition of any plantings: (i.e., lawns, flowers, shrubs decorative trees, etc.).
- Regarding air conditioners, heat pumps, any outside appliances, fencing and /or any other items within the area of work, the existing condition and any previously damaged items will be noted before work commences.
- Contractor is not responsible for damage to any non-visible utilities or pipe that is not marked by Miss Utility, customer, or any other group or person.
- The interior water management system does not warrant against flooding, seepage or leaking due to blocked stairwell drains or seepage due to power outages, including failed batteries in back-up pumps. Pump failure does not denote a system failure.
- Seepage or leaking due to pump failure does not qualify as nor is an indicator of system failure under the guidelines of the waterproofing warranty.
- The presence of any of the following conditions shall not be considered "Defects" in any interior drainage system: loosened encapsulation liner, window well flooding, condensation, water vapor transmission, concrete discoloration, water leaking out of the wall over the drainboard system (without a wall encapsulation system), efflorescence (white powder like substance) on concrete, cracks in new concrete due to shrinkage, peeling paint, any water accumulation in the yard from the sump pump discharge pipe that has been pumped from the structure, or leaks caused by chimneys, plumbing, or frozen discharge lines.
- Unless specifically noted, expenses for permits and engineering fees are not included in this proposal but can be added at customer's request or otherwise they are solely the responsibility of the homeowner.
- The concrete slab floor is usually approx. 4" in thickness. When removal of slab is necessary for a project, an extra charge will be necessary if the slab is greater than 6" in thickness.
- The foundation footer typically protrudes between 4-6" from the wall. An extra charge will be necessary if the footer protrudes beyond 6" from the wall.
- By the signing of this agreement BMW is released from any such claims.
- Industry standards shall be used for all work in conjunction with this proposal.

***See diagram below for detailed drawing.***



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Pricing Breakdown

	W/O Permits	With Permits
Exterior Waterproofing System as described above.	\$9,884.00	\$9,884.00
Permits		\$950.00
Disposal fee	\$350.00	\$350.00
<b>Total</b>	<b>\$10,234.00</b>	<b>\$11,184.00</b>
Deposit required is 40% of total	\$4,094.00	\$4,474.00
<b>Balance due upon completion</b>	<b>\$6,140.00</b>	<b>\$6,710.00</b>

These prices, specifications and conditions are satisfactory and hereby accepted as is and without alteration. Basement Masters Waterproofing, a division of Secure Home Systems, Inc. is authorized to do the work specified. Customer understands there is no warranty until services rendered have been paid in full. In addition to all other remedies, Basement Masters is entitled to attorney's fees (33.3%) and interest incurred in collection of past due balances.

Please sign and fax back, email or deliver original to Basement Masters Waterproofing  
 Customer agrees to pay an initial deposit of 40% and the balance immediately upon completion of project.

**This proposal is valid for 30 days from the date of issuance.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Date Sent: \_\_\_\_\_  
 (I/we hereby accept the above proposal and conditions as is and in its entirety without exception)

**By Check:**      **Deposit Amount**                      **Check #:**

Name:

Bank:

**OR**

Name on Card:

Billing Address (If different from above

Zip Code:

Deposit Amount:

Credit Card #:

Expiration Date:       Security Code:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Signature is for Credit Card Authorization Only. Authorizes charge for both deposit and any remaining balance due upon completion)



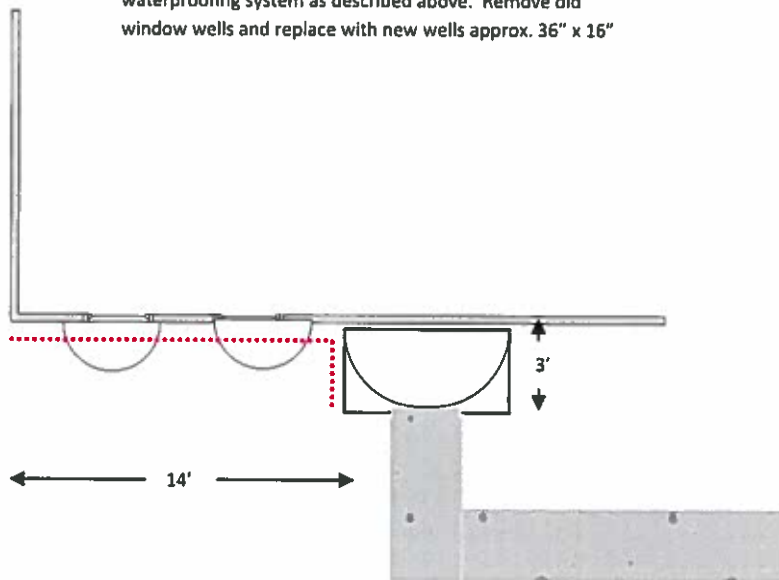
because it's not just any house...it's your home!

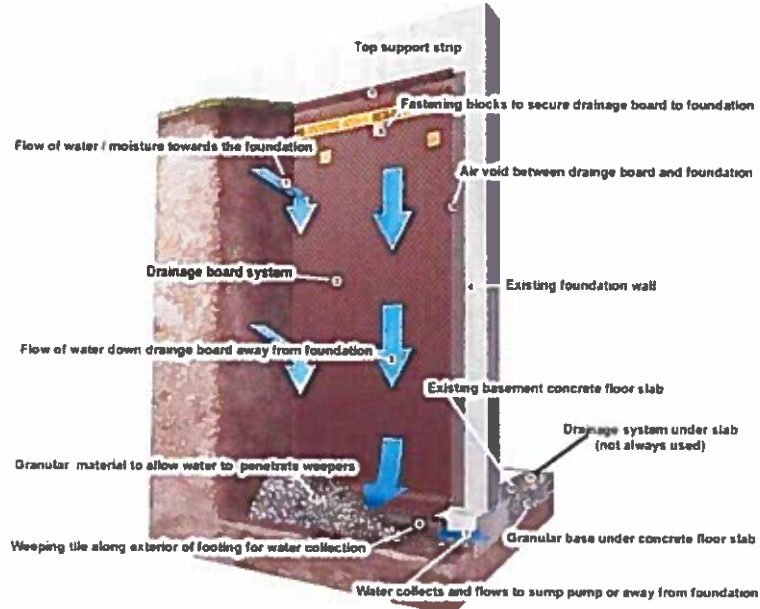
**2012 thru 2019 Recipient of Angie's List Super Service Award**  
**5 Star Yelp Rating \* 5 Star Google Rating \* A+ Rating BBB Washington DC**  
**All for Outstanding Performance and Customer Service**



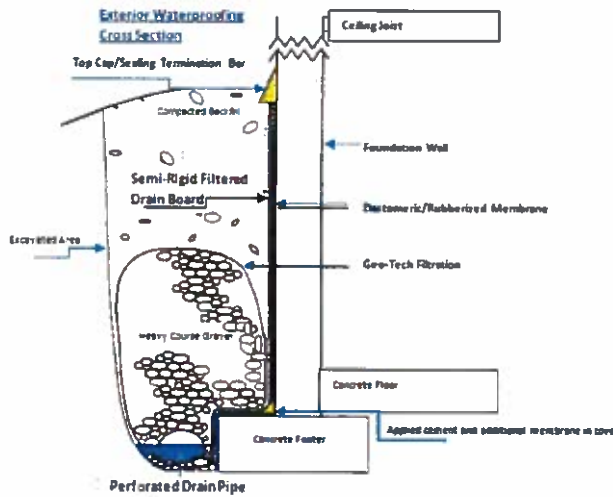
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Excavate to footing (defined by red line) and apply exterior waterproofing system as described above. Remove old window wells and replace with new wells approx. 36" x 16"





**Exterior Cross Section**







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## AQUAFIN-1K

**Cementitious one-component waterproof coating**

### **Description:**

AQUAFIN-1K is a cementitious, ready-mixed powder, which is mixed with water to form a dense, waterproof surface barrier. It consists of Portland cement, well graded quartz sand and polymer enhanced special chemical ingredients.

AQUAFIN-1K does not contain any ingredients which could negatively affect reinforcement or concrete. After mixing with water, it cures to a hard, rigid membrane. In zones posed to cracking or movement AQUAFIN-2K/M is recommended.

**Colors: GRAY or WHITE standard. Can be pigmented black**

### **Typical Applications:**

- Horizontal or vertical applications to concrete, masonry, brick and parging (render)
- Waterproof coating of new or old structures, above or below grade, positive or negative water pressure side.
- Basements
- Fountains
- Potable water tanks

### **Benefits:**

- Economic, 1-component, cementitious waterproofing coating
- Applied above or below grade
- Resists strong hydrostatic pressure
- Applied to positive or negative water pressure side
- Easy to use - needs only to be mixed with water prior to application
- Can be painted or tinted
- Not a vapor barrier - lets concrete "breathe"
- NSF/ANSI Standard 61 certified for use in contact with potable water



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## **Tremproof 250cg**

**Single Component, Rapid Curing, Fluid Applied Elastomeric Waterproofing Membrane**

### **Product Description**

Tremproof 250cg is a rapid curing, high solids VOC compliant modified polyurethane waterproofing membrane. It can be applied to damp and green concrete. It is a one-part moisture curing elastomer available in three viscosities: self-leveling, roller and Trowel (trowel intended for detailing work).

### **Basic Uses**

250 CG is designed for use on backfilled walls, split slab applications, planters, and submerged conditions.

### **Features and Benefits**

250 CG can be applied in as little as 24 hours following the removal of concrete forms to keep construction moving. It can also be applied to damp concrete, reducing the delays associated with rain or other sources of water. The unique ability to catalyze 250 CG with water when desired will speed cure times, especially cold temperatures, and low relative humidity, to further compress the construction schedule. Tremproof 250 CG can be applied at a rate of up to 120 mils in a single lift to speed application without sacrificing performance. It can also be applied to multiple lifts to achieve a 215-mil high-build system when maximum protection is required

### **Warranty**

Tremco warrants its products to be free of defects in materials but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, express or implied, including warranties of Merchantability and Fitness for a Particular Purpose, with respect to Tremco products. Tremco's sole obligation shall be, at its option, to replace, or refund the purchase of the quantity of products proven to be defective and Tremco shall not be liable for any loss or damage.

### **Applicable Standards and Approvals**

Tremproof 250 CG meets or exceeds the following specifications:

- ASTM C836 Standard Specification for High Solids Content, Cold Liquid Apply Elastomeric Waterproofing Membrane for use with separate wearing course.
- City of Los Angeles (COLA) approved standards
- Miami-Dade County Acceptance

[www.tremcosealants.com](http://www.tremcosealants.com)



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## CCW MiraDRAIN 6200

### **Description:**

CCW MiraDRAIN 6200 is a high-performance drainage composite consisting of a three-dimensional, high impact polystyrene core, and a nonwoven filter fabric.

### **Features**

High-flow drainage, three to five times the capacity of aggregate or sand No-clogging filter fabrics Relieves hydrostatic pressure buildup against below-grade structures High-compressive strength core, withstands installation and natural earth stresses Provides a protection course for the waterproofing system Light-weight product allows for cost-efficient installation Allows backfilling with the excavated soil

- CCW Mira Drain's multi-directional flow design allows a continuous path for water discharge, eliminating the potential for hydrostatic pressure build up It allows water to pass freely into the drainage core, where it is gravity fed into the CCW QuickDRAIN drainage collection system The dimpled flow channels, covered by filter fabric, face the soil while the flat backside of the core fits directly against wall surfaces providing maximum compatibility with a wide variety of waterproofing systems
- Aggregate free drainage
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- High-flow drainage, three to five times the capacity of aggregate or sand No-clogging filter fabrics Relieves hydrostatic pressure buildup against below-grade structures High-compressive strength core, withstands installation and natural earth stresses Provides a protection course for the waterproofing system Light-weight product allows for cost-efficient installation Allows backfilling with the excavated soil

### **Specifications**

- Brand: Carlisle Coatings & Waterproofing
- Product Line: MiraDRAIN 6200
- Material: Polystyrene Core/Polymeric Sheet
- Standards: ASTM Specified
- Tensile Strength: 80 lb.
- Type: 3-Dimensional, High Impact, High Performance
- Thickness: .4 in
- Length: 50 ft.
- Width: 4 ft.
- Special Features: Non-Woven Filter Fabric
- Usage: Used in High Flow, High Compressive Strength, Vertical Drainage Applications Where Single Sided Subsurface Drainage is Needed

