

# Westmount Condominiums Building Assessment

**Location:**

Virginia Beach, Virginia

**Owner/Client:**

Continental Management  
Associates  
361 Southport Circle  
Suite 102  
Virginia Beach, VA 23452

**Cost:**

\$30,000

**Completion Date:**

2010

The City of Norfolk informed the owners/management company that the building must be assessed and evaluated. The scope of work for this project was to perform a full building assessment which included several site visits to document the required repairs, prepare construction drawings for the repairs required and provide the owners with a full inspection report. Because the individual units are privately owned, public relations was a major concern for this project. Many on-site visits and off-site meeting were required to rationalize the importance of investing their money into their structure.

Structurally speaking, a majority of the steel lintels were severely damaged, which caused the brick façade to collapse and crack. The cracking of the brick and the mortar joints are accelerating the deterioration by letting water impede into the structure. The rear concrete landings have also deteriorated over the years. The steel, including some slab reinforcing, have rusted causing major cracking in the concrete and brick.

