



## PROJECT PROFILE

# Amherst Mews

Roofing Assessment and Litigation Consulting | Basking Ridge, NJ



### CLIENT

Amherst Mews Condominium Association

### BACKGROUND

Construction on Amherst Mews, a development that includes 123 town homes in forty-five buildings, was completed in 1998. The architecturally complex buildings have approximately 315,000 square feet of steep-sloped roofs covered with asphalt shingles.

The Amherst Mews Condominium Association reported more than 150 leaks below the roofing. The association retained WJE to identify the source and cause of the leaks throughout the development and to provide recommendations for repairs and construction documents for roof replacement. WJE also provided the association with litigation support for their claim of defective construction against the developer.



### SOLUTION

WJE engineers performed a comprehensive roof assessment, identifying over sixty different construction defects related to the roofing and related work that caused or contributed to the problems. The engineers conducted a statistical evaluation of the roofing assessment data and developed detailed construction documents for rehabilitation of the roofing to comply with building codes, intent of original construction documents, and industry standards. The observations, data, and recommendations were compiled in a roof assessment report for the client.



WJE observed the removal and repair of localized areas of roofing at forty leak locations on twenty-seven town homes and observed the complete roof replacement of three town homes at one building selected for roof replacement. Engineers also provided litigation support, including mediation hearing, preparation for jury trial, and deposition testimony in support of the association's successful claim against the developer and contractors.