

Kiawah Water Intrusion Repair

The coastal homes of South Carolina are challenged with weather elements. Extra measures are sometimes required to weather-harden these homes. UV rays from the sun and strong, southerly prevailing winds bring salt, driving rain and humidity onto southern exposures.

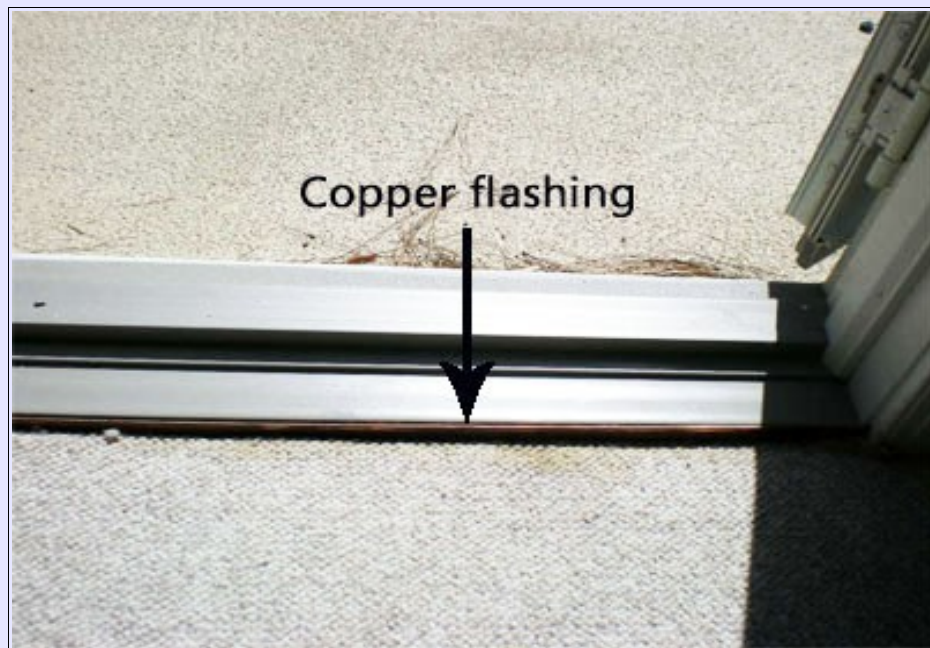
This home on Bufflehead at Kiawah is 10 years old. The flashing on this deck failed which caused leaks on the the covered porch below. It has a 2nd floor deck with a southern exposure experiencing siding, door and framing decay. Exacerbating this environment, the deck surface was only one inch below the exterior French doors. Without gutters the roof line dumped water onto the deck which splashed back onto the house.



The Plan: Bullet Proof This Southern Exposure

Since the doors were rotted, they had to be replaced. The owners wanted to replace the doors and windows with high quality units. We selected Andersen 400 series IPMACT RATED units. These units are vinyl clad, 3 point latch, missile resistant glass. The siding was removed and framing repaired.

Before the doors were installed, we fabricated copper door pans soldered into the new copper flashing against the siding. This would prevent driving rain reaching the framing to drain back to the deck via the door pan. The same was done with the siding flashing.



The doors and windows were then installed and flashed with EDPM rubber and Tyvek, then cedar shingle siding was replaced.

The wooden deck was replaced with Sealofex surface which is another water proofing layer with a 5 year warranty.

Lastly, we installed gutters, diverting the rain water to eliminate back splashing onto the house.