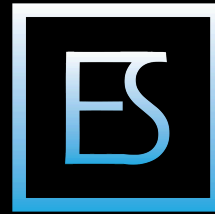


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## Project Spotlight:

### **Residential Structural Assessment in Delray Beach, FL**

Engineering Solutions is proud to be working on an exceptional high-end residence in Delray Beach, where we were engaged to evaluate ongoing water intrusion concerns. Our team completed a thorough document review, detailed on-site investigation, and controlled water testing with selective invasive openings to safely determine how moisture was entering the building envelope.

Through focused field testing and engineering analysis, we identified the source and pathway of the intrusion and delivered a clear report with practical repair recommendations. We're committed to helping homeowners understand their property, address structural concerns early, and implement solutions that protect their investment.

If you're experiencing leaks, cracks, or other signs of structural distress, early action matters. Engineering Solutions is here to assess your home or building, provide straightforward guidance, and help you move forward with confidence.

## Our Latest Projects:

- **Harbor Court (Delray Beach, FL)** – Residential Structural Assessment
- **Porsche of West Palm Beach (West Palm Beach, FL)** – Commercial Renovation
- **Seville Road (West Palm Beach, FL)** – New Residential Construction
- **19<sup>th</sup> Place (Vero Beach, FL)** – Commercial Office Rehabilitation & Temporary Shoring
- **Maddock Way (Palm Beach, FL)** – Custom Staircase Design
- **South Dixie Hwy (Miami, FL)** – Commercial Renovation
- **Harbour Isle Place (North Palm Beach, FL)** – Residential Structural Assessment
- **Riverside Theatre (Vero Beach, FL)** – Temporary Shoring

## Why Water Intrusion Should Never Be Ignored – What a Structural Investigation Actually Looks Like

A ceiling stain or a leaking window may seem minor, but water intrusion is one of the leading causes of building deterioration. Water rarely appears where it enters – it can travel through wall cavities, along framing members, or across floor slabs before becoming visible. Because of this, repainting or resealing the same area often fails to correct the underlying issue.

A structural water intrusion investigation focuses on identifying the source, not just the symptoms. Engineering Solutions typically performs document review, site observations, and targeted testing such as controlled water testing, moisture readings, and selective openings of concealed areas when necessary. This approach helps pinpoint the true entry point of moisture and avoid repeated repairs.

If left unaddressed, ongoing moisture can corrode reinforcing steel, deteriorate wood framing, and compromise building envelope components. Investigating leaks early allows repairs to be properly designed, limiting damage and protecting both the structure and long-term property value.



## Parking Garage Safety: The Most Overlooked Structure on a Property

Parking garages are among the most frequently used structures on a property, yet they often receive the least attention. Because they are exposed to weather and vehicle traffic daily, they deteriorate faster than most buildings. In Massachusetts, deicing salts and freeze-thaw cycles damage concrete surfaces, while in South Florida, coastal moisture and salt exposure lead to corrosion of reinforcing steel.

Common warning signs include rust staining, cracking concrete, exposed reinforcing bars, and spalling (falling concrete fragments). While these issues may appear cosmetic, they can affect structural capacity if ignored. Early repairs are typically localized and manageable, but delayed maintenance may require extensive restoration and disrupt parking operations.

Spring is an ideal time for a structural inspection, especially after winter weather in northern climates and before the rainy and hurricane seasons in Florida. Regular evaluations help extend the structure's service life and support the safety of residents and visitors.

