



September 16, 2010

Turnstone Builders LLC
30620 Overbrook Center Way
Milton, DE 19968
Attn: Harvey Ryan

Dear Harvey;

Thank you for being so gracious in showing me around your ICF project on Collins St. in Dewey Beach. As I mentioned, it is unusual to see such robust construction in this area. It is hard to get people to understand how much potential risk there is from high winds and flooding from nor'easters and hurricanes, and it's good to see a builder who takes the issue seriously.

I have seen a lot of damage to wood frame houses from hurricane events over the last 15 years, all along the Atlantic and Gulf Coasts. Even those wood frame buildings built to the current building code standards have issues with the building envelope (roofing, siding, windows, doors, soffits, etc.). The best performing buildings are those that have a robust structural system like Insulated Concrete Forms (ICF) and where attention to detail is evident in the placement and connection of building envelope elements like mentioned above. It looks like the house you are building on Collins St. addresses those issues very well.

Buildings built in this environment, placed near the ocean and the bay must be constructed of sustainable materials in order for them to withstand the severe elements here including high winds and corrosion. The ICF system you've chosen should provide the buyer with many years of reduced maintenance and when a design wind event impacts our beach community, this house should be extremely resistant to damage from high winds and the resulting windborne debris that occurs from such a storm.

Again, many thanks for sharing your new project with me and good luck on future endeavors.

William L. Coulbourne, P.E.
Resident of Dewey Beach