



GABRIEL COMMONS

**3831 – 3897 SW Canby St.
Portland, OR 97219**

PRELIMINARY SIDING ASSESSMENT

Prepared For:

**Gabriel Commons Owner's
Association**

November 30, 2018

J2 Project #5360401

Table of Contents

PROJECT BACKGROUND	2
SCOPE OF WORK	2
DOCUMENTS REVIEWED	2
BUILDING DESCRIPTION	2
SITE PLAN	3
MOISTURE READINGS	4
SEVERITY RATINGS	4
CONCLUSIONS	5
RECOMMENDATIONS	7
OBSERVATIONS	10
PROJECT LIMITATIONS	41

PROJECT BACKGROUND

Gabriel Commons is a multifamily community built in 1974. It consists of 17 three-story light wood frame buildings, totaling up to 34 residential units. The building exterior is composed of a mix of horizontal lap and panel siding, a mix of vinyl frame and aluminum frame windows, and steep slope composition shingle roofs. CERTA Building Solutions (“CERTA”) previously provided a property condition assessment, dated 9/09/16. The Board has requested J2 to provide visual and invasive observations of the cladding in order to provide another opinion as to the condition of the exterior building walls.

SCOPE OF WORK

In order to provide a preliminary assessment of the exterior siding, J2 Building Consultants, Inc. (J2) visited the site on November 5, 2018 to perform visual observations of the exterior envelope, including cladding and integrated components. J2 also observed invasive openings in the exterior wall assemblies at four locations. The intent of our observations was to document the exterior wall assemblies, regarding current conditions and underlying components, and to determine if repairs and/or maintenance are required. A conceptual/narrative scope of repair has also been provided based on the information obtained. The purpose of the repair scope is to obtain “rough order of magnitude” contractor pricing and not to provide a complete design package.

DOCUMENTS REVIEWED

Provided By:	Description:	Date:
Certa Building Solutions	Gabriel Commons – Property Condition Assessment	9/21/2018

BUILDING DESCRIPTION

Number of Buildings	17
Number of Stories	3
Number of Units	34
Original Dates of Construction	1974
Facility Type	Multifamily
Building Code at time of Construction	1974 OSSC
Current Building Code	2014 OSSC

SITE PLAN



Invasive Opening #1: Door head at Unit 3897

Invasive Opening #2: Below deck ledger and window head at Unit 3897

Invasive Opening #3: Roof-to-wall diverter at Unit 3853

Invasive Opening #4: Deck ledger/window head at Unit 3849

MOISTURE READINGS

All moisture readings were done using a Delmhorst BD – 2100 Meter. The table below describes the significance of moisture levels given in the readings.

	Sufficiently Dry	Organic Growth Risk	Significant Deterioration Risk
Wood	<15%	19%+	26%+
Gypsum	0% to 0.5%	0.7%+	1.5%+

The above values are industry guidelines and should be used for reference only. The actual risk of organic growth and decay/deterioration depends on other factors such as, but not limited to, temperature, duration of moisture exposure, exact composition of materials, etc.

SEVERITY RATINGS

To assist the Board with understanding the severity of the observed issues, each item in the observation section is given one of the following ratings. These ratings are J2's opinion of the noted items at the time of this report. Some items may have had little review and our opinions may change after further study.

Rating:	Description:
1	Confirmed life safety concern. Needs immediate shoring or other restriction of use to eliminate a current hazard to occupants.
2	Active water leak and/or property damage underlying substrate. Repair of damaged material is needed, as well as correction of the cause of the damage.
3	Significant defective installation that generally can cause subsequent damage; Damage to building cladding and components that is likely to progress to the underlying substrate; Product defects or damage that is likely to cause subsequent damage; Actual damage may exist and needs to be confirmed through additional invasive observations.
4	Technical defect or deficiency that could cause subsequent damage, but is minor in nature. This includes items that are not installed per code, manufacturer's specifications and/or industry standards. It can also be items not installed in a workmanlike manner, or implementation of generally bad practice.
5	Maintenance is currently required. More review may be needed to determine if maintenance needs to be more frequent due to improper construction.
6	Unable to make a determination without additional review.
N/A	For information/descriptive purposes only.

CONCLUSIONS

Roofs

- 1) The review of the steep slope roofs is outside of the scope of J2's assessment, and therefore a comprehensive review was not performed. However, the integration of the roof assemblies into the exterior walls are a critical component of the performance of the weatherization of the building and are addressed below. In addition, J2 noted several soft spots in the roof sheathing while reviewing the siding conditions on the clerestory walls. Further review of the attics and roofs is recommended to further investigate the extent and cause of the soft spots.
- 2) At the sampling of areas that J2 reviewed, we observed the roof-to-wall diverter kickout flashing was omitted or inadequately dimensioned to prevent water penetration into the wall assembly at those locations. All roof-to-wall diverter locations require this sheet metal flashing be installed per current applicable building code.
- 3) The observed sheet metal step flashing at a rake wall was not adequately dimensioned at the vertical leg. The observed roof-to-wall sheet metal apron flashing appears to be reused from the previous roof and not replaced during the last re-roofing projects. J2 recommends that all roof-to-wall kick out diverter, step, and apron flashings be replaced at the time of siding replacement. The integration of the roof underlayment and the wall WRB should also be addressed at that time.
- 4) While also not part of our scope, we observed that the attic intake vents appeared to be partially or mostly blocked by debris and paint, which is restricting ventilation. Correcting this problem now may extend the remaining useful life of the roof as well as increasing additional areas of building performance.

Walls & Fenestrations

- 1) The exterior cladding consists of a mix of predominantly cedar lap siding mixed with wood panel siding and wooden trims with a small portion of repaired areas of lap siding that were replaced with fiber cement lap siding to match the exposed dimension of the existing siding. When the siding was removed at the limited invasive opening locations, a mix of omitted WRB or damaged and inadequate WRB was found to exist.
- 2) The observed existing WRB, where present, appears to be a common product used today as a vapor retarder beneath hardwood flooring or the inside facer of insulation. This product may not be resistive to water nor durable enough to be used as an exterior WRB. Also, it is not recommended to install a vapor retarder on the outside of a wall in this climate. This product, and lack thereof, likely do not provide adequate weather protection to the building.
- 3) The existing cedar lap siding is a ½" x 8" beveled lap siding. This is the largest width of siding available in a thickness of only 1/2", which makes the siding even more susceptible to the cracking and warping that can occur with natural wood siding. The siding is installed in a manner that provides vertical trim members at a frequency that eliminates a siding-to-siding butt joint. This has created a vertical joint between the siding and trim that runs the full height of the lap siding. All these joints are sealant dependent to prevent water infiltration into the wall assembly. Many of these sealant joints have failed.
- 4) The existing wood panel siding is a T1-11 painted siding panel. The panel siding appears to be in generally fair condition with concerns in limited areas of clearance to grade.

- 5) The majority of the horizontal projecting surfaces are not flashed with sheet metal flashing to shed water to the exterior of the building. This includes window and door trims, deck ledgers, electrical meters, and other penetrations. No flexible membrane flashing was observed at any location. Flexible membrane flashings and sheet metal flashings are critical components of the weatherization of the exterior wall.
- 6) The windows and sliding glass doors (SGDs) on the property appear to be a mix of original aluminum framed windows and SGDs and replacement vinyl or fiberglass windows and SGDs. Many of the observed replacement windows and SGDs could be visually confirmed from the exterior to be improperly and deficiently installed. In many locations, a direct path exists from the exterior of the building to the interior of the building via the improperly and deficiently installed windows and SGDs. Additionally, several of the SGDs at the buildings with attached garages and ground level rear decks have a poured in place concrete step that is at the same height or higher than the rough opening of the SGD framing, which is creating a direct visible path for water to infiltrate directly into the moisture sensitive framing assemblies.

Decks, Patios, & Entryways

- 1) The review of the elevated rear decks is outside of the scope of J2's assessment so a comprehensive review was not performed, but the integration of the deck assemblies into the exterior walls are a critical component of the performance of the weatherization of the building and are addressed below. The entry deck framed guard walls, ground level framed deck walls, and framed partition walls exhibit signs of moisture damage and decay, most likely originating from the omission of sheet metal cap flashing on the framed walls in lieu of the use of a wooden cap.
- 2) The existing wooden deck ledgers were observed to have omitted sheet metal flashing above or below the ledger to facilitate the transitions between the deck ledger and the wall cladding, nor any WRB or flexible membrane flashing. The lap siding was observed to be sealed to the top of the deck surface boards, creating a condition with no drainage provisions to the exterior wall assembly.

In summary, the majority of the building's exterior components are original material with the exception of the roofs, windows, and doors. Most of the elevated decks have also been repaired or replaced after original construction. Due to the age, most of the components are at the end of their useful life, assuming proper installation and maintenance. Although the property appears to have been well maintained from a paint and maintenance standpoint, the underlying deficiencies in the design and installation of the components are not maintainable.

There are several strategies that can be implemented to repair the buildings. The first, and recommended strategy, is a complete and comprehensive repair of the exterior of the buildings including, but not limited to, new siding, trim, WRB, transition flashings at roofs, decks, etc., replace all original aluminum windows and SGDs, new penetration terminations/blocks, and deck guard wall replacement.

If the above repair method cannot be implemented due to time or budget constraints, a phased approach can be used. This second repair strategy involves the same repairs as described above, but only at prioritized buildings, or building elevations (corner-to-corner, top-to-bottom). This strategy would involve a second phase at a later date. This method creates some risk of water infiltration into the new work at the transition to the existing. Also, due to the deficiencies of the existing construction there is no efficient method of stopping the

new work and continuing with the repairs at a later date without some removal of the newly installed work to properly integrate the next repair phase.

A third repair strategy is a targeted repair approach. This approach only repairs or replaces a limited amount of higher risk building components but leaves the rest. For example, only replacing the windows on a wall, but not the siding. J2 strongly recommends against implementing this repair method due to the age of the components and the extent of concerns. The existing building conditions prevent this from being a valid option due to there being no portion of the existing construction that could be integrated into in a waterproof and warrantable manner without creating excessive risk of failure.

Refer to the following section for J2's recommended conceptual repair scope.

RECOMMENDATIONS

PRELIMINARY NARRATIVE SCOPE OF REPAIR – SIDING ONLY			
CATEGORY	BUILDING ELEMENT	SCOPE OF WORK DESCRIPTION	REPLACEMENT MATERIAL
ROOFS (ONLY AT THE INTEGRA- TION TO THE BUILDING)	Steep slope roof flashing	Replace all existing roof-to-wall sheet metal diverter kick-out flashing, step flashings, and apron flashings and properly integrate into the adjacent assemblies.	Code compliant sheet metal flashing profiles. Match existing roofing if repair or replacement is necessary.
WINDOWS AND DOORS	Windows	Install new windows at all locations with existing aluminum frame windows. At locations where original windows have been replaced, assume that the windows will be removed, inspected for damage, and then reinstalled per details. Notify consultant if units are damaged and/or have no nail fins. Contractor to provide interior caulking and touch-up drywall. Interior paint and wood window sill trim is the responsibility of the homeowner.	Per standards established by an HOA assembled architectural review committee and to meet current code compliance.
	Sliding glass doors (SGDs)	Install new SGDs at all locations with existing aluminum frame SGDs. At locations where original SGDs have been replaced, assume that they will be removed, inspected for damage and then reinstalled per details. Notify consultant if units are damaged and/or have no nail fins. Contractor to provide interior caulking and touch-up drywall. Interior paint and flooring are the responsibility of the homeowner.	Per standards established by an HOA assembled architectural review committee and to meet current code compliance.

PRELIMINARY NARRATIVE SCOPE OF REPAIR – SIDING ONLY			
CATEGORY	BUILDING ELEMENT	SCOPE OF WORK DESCRIPTION	REPLACEMENT MATERIAL
	Swing doors	Inspect for damage and notify consultant if damaged requires replacement. Remove and store door, install soldered sill pan flashing, new SAMF and WRB at perimeters, and reinstall door.	Per standards established by an HOA assembled architectural review committee and to meet current code compliance. SAMF and WRB to be sourced from same manufacturer.
FIBER CEMENT SIDING AND TRIM	Wall sheathing	Replace existing damaged GWB assume 50% replacement will be necessary.	Fiberglass faced GWB to match existing thickness
	WRB, SAMF and sheet metal flashing	Install all new WRB, penetration flashings and sheet metal flashings at transitions per industry standards.	Assume Tyvek Commercial D WRB. Provide option for regular Tyvek Commercial wrap and ½" rain screen battens.
	Cedar and fiber cement lap siding	Remove and replace all siding at all locations.	Fiber cement lap siding to match existing reveal.
	Wood panel siding	Remove and replace all wood panel siding at all locations.	Fiber cement panel siding to match existing reveal.
	Inside corner trim	Remove and replace all trim.	2"x2" fiber cement
	Outside corner trim	Remove and replace all trim.	5/4"x4" fiber cement
	Window and SGD trim	Remove and replace all window trim and head metal flashing.	5/4"x4" fiber cement w/ 3/8" min. Sealant joint between trim and frame.
	Swing door trim	Remove and replace all door trim and head metal flashing.	5/4"x4" fiber cement
	Garage door trim	Remove and replace all door trim and head metal flashing.	5/4"x4" fiber cement
	Base of wall	Install new membrane and sheet metal base of wall flashing. Ensure 2" separation between siding/trim and concrete. Modify grading to provide 6" separation between siding and grade.	5/4"x4" fiber cement

PRELIMINARY NARRATIVE SCOPE OF REPAIR – SIDING ONLY			
CATEGORY	BUILDING ELEMENT	SCOPE OF WORK DESCRIPTION	REPLACEMENT MATERIAL
	Electrical, HVAC, plumbing, and other siding penetrations	Contractor shall detach and reset all electrical outlets, switches, boxes, HVAC hoods, PTAC units, satellite dishes, phone/cable wiring and other devices as necessary to complete the siding work. Satellite dishes and other items no longer in use shall be permanently removed rather than reset.	HVAC hoods to be Primex
DECKS (ONLY AT THE INTEGRA- TION TO THE BUILDING)	Deck ledger attachment locations	Temporarily shore deck framing to remove existing deck ledger from exterior wall. Install SAMF, WRB, and sheet metal flashing. Install new deck ledger, properly secure to building, and install sheet metal flashing to provide a proper transition to the cladding.	Code compliant pressure treated lumber for the in-service use necessary
PAINT	Siding and trim	2 coats of quality latex paint over all new pre-primed fiber cement material. HOA to approve colors.	Lifetime warranted exterior grade paint
	Doors	2 coats of quality latex paint over all swing doors. HOA to approve colors.	Lifetime warranted exterior grade paint
	Deck guardrails	Treat with wood preservative at locations of unpainted wood.	Lifetime warranted exterior grade paint
	Privacy fences/guard walls	Paint to match siding.	Lifetime warranted exterior grade paint
MISC.	Crawlspace	Remove components that are blocking the crawlspace foundation vents and preventing the proper ventilation of the crawlspaces.	N/A

OBSERVATIONS

0.1 – General

Typical front elevation of building type with units over garages

Severity Rating: N/A

Location: Typical (Bldg. 10 shown)

0.2 – General

Typical rear elevation of building type with units over garages

Severity Rating: N/A

Location: Typical (Bldg. 10 shown)

0.3 – General

Typical front elevation of building type with detached garages

Severity Rating: N/A

Location: Typical (Bldg. 14 shown)

0.4 – General

Typical rear elevation of building type with detached garages

Severity Rating: N/A

Location: Typical (Bldg. 14 shown)

1.1 – Invasive Opening #1

Overview of Opening #1 located at the door head on the south elevation of Bldg. 17, Unit 3897.

Severity Rating: N/A

Location: Unit 3897

1.2 – Invasive Opening #1

Door head has metal flashing that is sealed to the siding with sealant, limiting water egress.

Severity Rating: 4

Location: Unit 3897

1.3 – Invasive Opening #1

Overview of wall with siding removed.

Severity Rating: N/A

Location: Unit 3897

1.4 – Invasive Opening #1

The back of the siding is not primed to limit water absorption. There is water staining seen on the siding at the door head and the lower edge of the siding.

Severity Rating: 3

Location: Unit 3897

1.5 – Invasive Opening #1

The weather barrier behind the siding appears to be an asphalt impregnated kraft paper which may be a vapor retarder and likely does not meet the current code requirement for an exterior water-resistant barrier (WRB). The kraft paper is very brittle and is not properly installed.

Severity Rating: 3

Location: Unit 3897

1.6 – Invasive Opening #1

The kraft WRB does not properly lap over the metal head flashing or is lapped tight to the door jamb, which can lead to water intrusion.

Severity Rating: 3

Location: Unit 3897

1.7 – Invasive Opening #1

The underlying gypsum shows signs of water intrusion but was dry at time of observations.

Severity Rating: 3

Location: Unit 3897

1.8 – Invasive Opening #1

The head flashing is nailed through the horizontal leg of the flashing, which can cause water intrusion.

Severity Rating: 3

Location: Unit 3897

2.1 – Invasive Opening #2

Overview of Opening #2 located below deck ledger and window head on west elevation of Bldg. 17, Unit 3897.

Severity Rating: N/A

Location: Unit 3897

2.2 – Invasive Opening #2

Ledger metal flashing at the deck-to-wall location is not present. The siding is caulked to the deck top to limit water intrusion which is not the proper method of waterproofing at this location. The sealant is failing, allowing water intrusion.

Severity Rating: 2

Location: Unit 3897

2.3 – Invasive Opening #2

Water staining observed on siding below ledger splice. Note that ledger appears to have settled or was installed out of tolerance.

Severity Rating: 3

Location: Unit 3897

2.4 – Invasive Opening #2

Water observed behind siding, coming from behind the deck ledger.

Severity Rating: 2

Location: Unit 3897

2.5 – Invasive Opening #2

The kraft WRB is disintegrating and the underlying gypsum is wet due to leaking behind the deck ledger.

Severity Rating: 2

Location: Unit 3897

2.6 – Invasive Opening #2

Kraft WRB marginally laps over the window head flange without flashing. Siding is sealed to window head, limiting water egress.

Severity Rating: 3

Location: Unit 3897

2.7 – Invasive Opening #2

Delamination and signs of organic growth observed at the gypsum paper face below deck.

Severity Rating: 2

Location: Unit 3897

2.8 – Invasive Opening #2

High moisture reading in the exterior gypsum below the deck (6.4 mass percent, see Moisture Readings, p. 5).

Severity Rating: 2

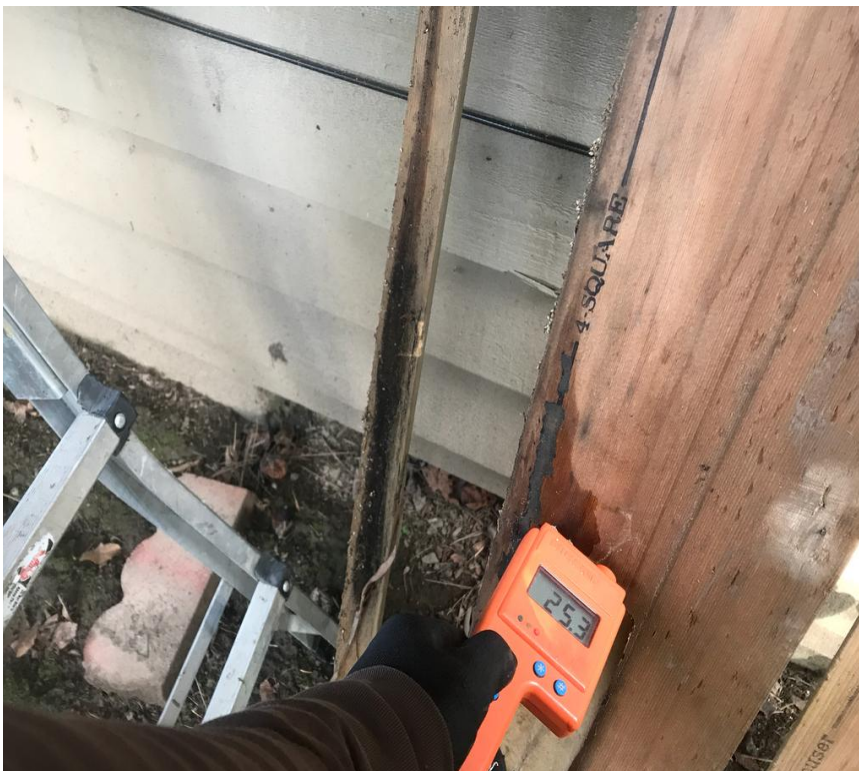
Location: Unit 3897

2.9 – Invasive Opening #2

The back of the siding is unprimed and wet from water intrusion.

Severity Rating: 2

Location: Unit 3897

2.10 – Invasive Opening #2

High moisture reading (25.3 mass percent) in the back of the siding.

Severity Rating: 2

Location: Unit 3897

3.1 – Invasive Opening #3

Overview of Opening #3 located at roof-to-wall diverter on west elevation of Bldg. 6, Unit 3853.

Severity Rating: N/A

Location: Unit 3853

3.2 – Invasive Opening #3

Moisture staining and gutter debris are present on the face of the siding adjacent to the gutter termination.

Severity Rating: 4

Location: Unit 3853

3.3 – Invasive Opening #3

The installed sheet metal diverter flashing has an inadequately dimensioned kickout back leg height.

The flashing is not tall enough to divert the roof surface water into the gutter and allows for water infiltration behind the lap siding.

Severity Rating: 3

Location: Unit 3853

3.4 – Invasive Opening #3

Once the cladding was removed, J2 was able to observe the WRB is omitted at this location.

WRB is a code requirement due to the critical nature of water resistance provided to the moisture sensitive structure behind the siding.

Severity Rating: 2

Location: Unit 3853

3.5 – Invasive Opening #3

The back side of the removed siding board shows signs of moisture staining against the roof shingles where there is inadequate clearance from the roof to the siding.

The siding was also noted to have no primer present at the field cuts or back side of the siding, which limits water absorption.

Severity Rating: 3

Location: Unit 3853

3.6 – Invasive Opening #3

The sheet metal “step flashing” was also measured to have an inadequate vertical leg dimension. Although this dimension is taller than the diverter flashing, it still does not meet code minimum. There should be a 2” separation between roof and siding and 2” min. overlap of WRB over step flashing.

Severity Rating: 2

Location: Unit 3853

3.7 – Invasive Opening #3

J2 observed moisture staining at the exterior gypsum sheathing and the backside of the siding board.

The gutter is also installed without adequate clearance to the adjacent wall.

Severity Rating: 2

Location: Unit 3853

3.8 – Invasive Opening #3

Heavy moisture staining, organic growth, and delaminating paper facer on the gypsum sheathing are all evidence of water infiltration into the wall assembly.

Severity Rating: 2

Location: Unit 3853

3.9 – Invasive Opening #3

Consistent water infiltration has eroded the gypsum core from the exterior sheathing. Although moisture staining and damage was present at the time of J2's review, the moisture readings indicated the gypsum is currently sufficiently dry.

Severity Rating: 2

Location: Unit 3853

3.10 – Invasive Opening #3

The gypsum sheathing boards appear to be installed and inset between the roof rafter tail framing and the inside corner trim. The gypsum sheathing was noted to be discontinuous and short, providing the intended coverage over framing.

Severity Rating: 4

Location: Unit 3853

3.11 – Invasive Opening #3

The discontinuation of the gypsum sheathing board did allow for confirmation of the presence of batt insulation in the exterior wall cavity. A facer paper was located on the exterior side of the insulation. It was not confirmed if this paper is a vapor retarder or not. A vapor retarder on the outside of the wall can cause moisture issues in the wall cavity.

Severity Rating: 6

Location: Unit 3853

3.12 – Invasive Opening #3

J2 observed a roof truss mending plate that is protected from direct weather but exhibiting "white rust" corrosion due to moisture exposure likely due to the general moisture content of the wall assembly.

Severity Rating: 3

Location: Unit 3853

4.1 – Invasive Opening #4

Overview of Opening #4 located at deck ledger/window head on east elevation of Bldg. 5, Unit 3849.

Both the deck ledger and the window head did not have sheet metal flashing protecting the horizontal surfaces.

Severity Rating: N/A

Location: Unit 3849

4.2 – Invasive Opening #4

J2 observed an exhaust duct hood that was damaged and not properly installed to the ledger.

Moisture staining is also evident below the ledger.

Severity Rating: 3

Location: Unit 3849

4.3 – Invasive Opening #4

The exhaust vent hood could not open to allow for proper exhausting of the ductwork.

The trim band below the deck ledger is not properly lapped by, flashed under, or sealed to the deck ledger and does nothing to prevent water infiltration behind the trim.

Severity Rating: 3

Location: Unit 3849

4.4 – Invasive Opening #4

Once the panel siding was removed, the wall assembly could be observed to see the code required WRB was omitted.

Severity Rating: 3

Location: Unit 3849

4.5 – Invasive Opening #4

Head flange of the aluminum window below the deck ledger. There are no typical and code required components present to limit water infiltration into the wall assembly. No WRB, SAM flashing, sheet metal flashing, or sealant.

Severity Rating: 3

Location: Unit 3849

4.6 – Invasive Opening #4

The quantity of water infiltrating behind the panel siding has brought debris from the deck surface above. Even with the high volume of water infiltration the moisture content of the wood framing members read sufficiently dry (11.1 mass percent).

Severity Rating: 3

Location: Unit 3849

4.7 – Invasive Opening #4

All the observed structural hardware and fasteners for the deck ledger were observed to be corroded. The hardware was observed to be a common exterior grade material, but likely incompatible with the specific preservative treatment applied to the ledger.

Severity Rating: 2

Location: Unit 3849

5.1 – Roof

There is no drip edge flashing or underlayment extending past sheathing into gutter.

Severity Rating: 4

Location: Typical

**5.2 – Roof**

Diverter flashing appears to be omitted or inadequately dimensioned.

Severity Rating: 3

Location: Units 3851, 3853

**5.3 – Roof**

Diverter flashing is improperly constructed. The lap siding appears to also be overcut at this location. The siding manufacturer also requires a minimum of 1" clearance between the siding and the end of the gutter.

Severity Rating: 3

Location: Unit 3887

6.1 – Wall

Trim is weathered and/or has peeling paint.

Also, note the improper joint in the corner board trim. All vertical joints should be constructed to shed water away from the building.

Severity Rating: 5

Location: Typical

6.2 – Wall

Penetrations are not sealed, or are inadequately sealed, to prevent water intrusion.

Severity Rating: 3

Location: Typical

6.3 – Wall

Electric meter is installed over siding and without flashing to prevent water intrusion.

Severity Rating: 3

Location: Typical

6.4 – Wall

Mechanical vent hood louver is missing/broken.

Severity Rating: 4

Location: Unit 3857



6.5 – Wall



Flashing is omitted, leaving the top of wood trim unprotected.

Severity Rating: 3

Location: Typical

6.6 – Wall

Siding is installed less than 6" above grade. Note the bottom edge of deteriorated siding due to soil contact.

Severity Rating: 2

Location: Unit 3871

6.7 – Wall

Siding is installed less than 1"-2" from horizontal surface.

Severity Rating: 3

Location: Typical

6.8 – Wall

Trim is installed less than 6" above grade.

Severity Rating: 3

Location: Unit 3871

6.9 – Wall

Trim is installed less than 1"-2" from horizontal surface.

Severity Rating: 3

Location: Typical

6.10 – Wall

Deflection present in garage header beam.

Severity Rating: 6

Location: Typical

6.11 – Wall

Sealant fillet joint has failed due to 3-sided adhesion – not using bondbreaker tape, backer rod, and/or improperly dimensioned joint.

Severity Rating: 3

Location: Units 3851, 3855

7.1 – Fenestrations

Sealant at window has failed.

Severity Rating: 3

Location: Unit 3853

7.2 – Fenestrations

Bay window support is questionable.

Severity Rating: 6

Location: Unit 3861

8.1 – Decks & Landings

WRB is deteriorated/stained due to excessive water exposure.

Severity Rating: 3

Location: Unit 3873

9.1 – Crawlspace & Below Grade

Crawlspace appears to be under ventilated.

Most observed crawlspace vents were covered, clogged, or occupied by other components. Note that the rodent screen may be compromised at these locations.

Severity Rating: 3

Location: Typical

PROJECT LIMITATIONS

J2's scope of work was limited to visual and limited invasive observations of the building exteriors at a sampling of locations. Our focus was on the weatherization functions of the cladding. It does not include a full review of structural, life safety, mechanical, electrical, plumbing, or other systems not related to the building exteriors. It also excludes roof, attic, crawlspace, interior and other portions of the building envelope not related to the siding. No testing or detailed analysis was performed. J2's opinion is based on the information that we had at the time of this report. We may modify our opinion if more information becomes available. This report is not intended to be a comprehensive repair scope.