

Summary of Envelope Negotiation

Prepared on June 26, 2006

On June 2, the HG Board and an expert from Forensic waterproofing discussed the findings of the Forensic Waterproofing envelope report with Patrick Jackson and his building envelope expert. (This report was conducted in February on behalf of the association and involved a limited visual inspection of 12 units.) Below are the items that were discussed, what Patrick conditionally agreed were problems that required fixing and what required a site visit to evaluate. Note: A site visit did occur, with our expert, Patrick and his expert. However, we are still waiting for the summarized results of that visit.

Siding, Roofing and Porch and Balcony Issues

Background: HG exteriors are a combination of cedar lap siding, wood trim, Hardipanel vertical siding and metal clad wood windows

Agreed that these issues are NOT a problem:

- Inspection did not observe clearance or flashing above first floor windows. However, Patrick noted that the Hardipanel extends behind windows and that there is metal flashing behind this panel. Our expert said that if this is the case, then clearance or flashing wouldn't be needed. (See page 4 of report)
- Other transitions were thought to need protection against moisture intrusion with flashing and additional panel clearance. Again, Patrick noted that this wasn't a problem because paneling extends beyond transition point. Our experts accepted this explanation. (See page 5 of report)

Agreed that these issues ARE a problem:

- A type of flashing (called Z flashing) should be rechecked at chimney chases and where balcony handrails contact the house siding.
- Hardipanel on chimney chase should not terminate so close to the roof. Agreed to make sure there is a minimum of a two-inch clearance. (This may have subsequently been changed to 1-inch clearance agreement.)
- Chimney chase has inadequate clearance to the roof. (See page 6 of report)
- Some areas of siding lack adequate fastening and are separating at butt joints.
- Some window trims were not primed and painted.
- Sill trim was broken and left unrepaired on at least one unit. Butt joints need on corner trim of at least one chimney chase. (Others need to be checked.)
- Butt joints need on corner trim of at least one chimney chase. (Others need to be checked.)
- Corner trim board touches roof on at least one unit. (Others need to be checked.) See page 9 of report.
- Unprimed and unpainted rafter tails. (Patrick says this may already have been done.) See page 10 of report.
- Exposed sheathing at roofline on at least one unit. (Others need to be checked.)
- Kicker flashing need at some roof line areas. Page 11 of report.
- No sealant joints between the trim and frames of any windows. (Adding sealant okay with Patrick as long as it doesn't threaten to trap water.)

- Sealant protection needed to protect wood trim where the flashing penetrates it. Plus the heads of fasteners should also have sealant. (See page 11 of report)
- Sealant protection needed where flashing cuts into trim. Diverter flashing also needed at roof/wall junctions.
- Sealant missing from junction of siding and corner trim on at least one unit. (Others need to be checked.)
- Utility penetrations (where utility pipes exit foundation or siding) all need sealant.
- Sealant needed where deck penetrates the siding. (Caulking will be removed again when sanding takes place during porch maintenance. Subsequent caulking would need to be done by association.) See page 13 of report.
- Sealant needed at termination of flashing. (Units need to be checked for this problem.) See page 13 of report.
- Covering/sealant is missing at junction between wall trim and frame for deck handrail. In some places, flashing problems also existed at this junction. Patrick thought this was mostly a problem in Phase 2 units, but all units need to be checked for this. See page 14 of report.
- Sealant needed in open seams of roof extensions. (All units need to be checked for this.)
- Sealant needed on some support posts on decks, where miter joint is separating at the base. See page 16 of report.
- Mesh/screen cap is needed at top of support posts on decks. Currently, posts are open at the top. See page 16 of report.

Subjects for site visit:

- There was a question about how Hardipanel was applied, concerns that the installation did not leave proper clearance above horizontal trim. Experts agreed to look this over at site visit.
- Positioning of gutters. Want to make sure they properly channel runoff from the roof.
- End of support exposed support beams, rafter tails, outriggers and barge boards. (See page 9). Our expert thinks all should be protected with flashing. Patrick thinks adding flashing here would be too expensive.
- Gutter ends are terminating short of roof's corners.
- Flashing under balcony doors. Patrick may propose putting pans under doors so no leaks occur in the future. This has already been done in units where leaks occurred.