COTTAGES AT HASTINGS GREEN

7021-7071 SE Clinton St, Portland, OR 97206

EXTERIOR ENVELOPE ASSESSMENT

ISSUED BY
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ISSUED TO
COTTAGES AT HASTINGS GREEN HOA
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DATE SUBMITTED
January 8, 2020
REVISED February 7, 2020

PROJECT #
2019-CHG-001

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SCOPE OF SERVICES

Site Visit On

December 17 & 18, 2019

Conducted By

Brad Schmautz, RRC, RRO/Senior Consultant

Michael Blackmon, Project Manager/Building Consultant

Purpose of Field Investigation

PONO Building Consultants, LLC ("PONO") performed visual observations in order to assess the exterior building envelope. The purpose of the investigation was to determine weather/water resistance and general conditions of the:

- Exterior siding, trim, and associated components
- Windows and doors
- Flashings, exterior joints, sealants, transitions between dissimilar materials
- Decks and landings
- Roofs and associated components
- Eave/roof venting
- General miscellaneous components

PONO also inspected for any evidence of construction deficiencies (building components not installed in accordance with industry standard, building codes, manufacturer's guidelines) and any damages resulting from deficiencies or delayed maintenance. These observations were used to formulate general conclusions and develop preliminary repair recommendations.

PROJECT DESCRIPTION

Property Type	Multifamily – Condominium
Year Built	2004
No. of Buildings	23 (plus five garage buildings)
No. of Units	23
No. of Stories	2
Cladding Type	Lap siding and board and batten panel
Trim Type	Cedar
Window Type	Vinyl frame
Roof Type	Steep slope composition

SITE MAP

South Area

North Area


7029
7033
7039
7043
7025
7047
N
7021
7051
7055
G16-19
G20-23
7059
G12-14
7071
7067
7063

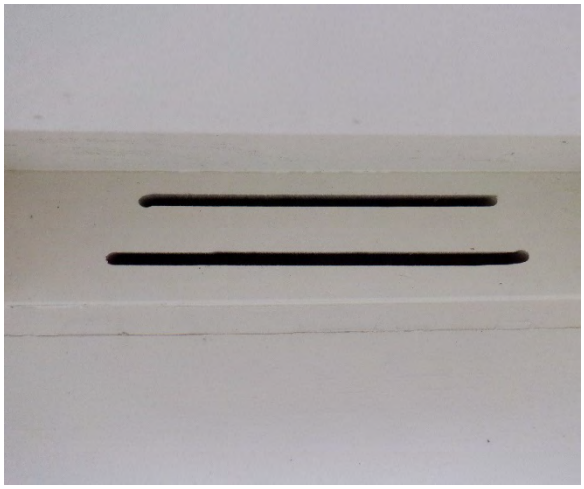
GENERAL PHOTOS

	
Typical front elevation	Typical front elevation
	
Typical side elevation	Typical rear elevation

Typical deck

Typical roof

Typical eave venting



Typical eave venting

Typical garage

CONCLUSIONS & RECOMMENDATIONS

Conclusions

Roofs: Overall, the roofs are in good condition. There are a few minor repair/maintenance items that should be addressed, such as replacing cracked pipe flashing gaskets, cleaning moss off roofs, and extending downspouts that drain onto lower roofs. See Observations section for further information.

One more major area of concern are the ridges. There are multiple issues, including improper material used, different colored material used, and numerous previous repairs. Due to the number of repairs that have been performed, it may indicate a more serious issue. Further review is needed.

Remaining life expectancy of the roofs is 3-5 years.

Attics: Although no attic observations were performed, what appears to be ducting run to the small eave vent was observed from the exterior. Ducting may not be tight lined to the exterior, which is an issue that should be repaired. Further review of attics is needed to verify.

Walls: Overall, most walls are installed properly and in good condition. There are a few items that should be repaired, such as failed or improperly installed sealant at penetrations, deteriorated trim, and broken vents. There are also a few items of concern, such as omitted flashings, that could lead to decay and reduce the useful life of certain building components. These should be observed on a regular schedule to monitor their status.

Windows & Doors: The main concern is failing sealant at some of the window to trim connections. This is partially due to omission of a performance dynamic sealant joint between the window and trim. There were also some units where the insulated glass unit (IGU) has failed.

Decks: The decks are generally in good condition, except for the kick board at the first step and the columns. At most buildings, the kick board is deteriorating due to being in contact with the ground. Column corner joints are beginning to separate and show signs of decay as well.

Recommendations

Roofs: Hire qualified contractor to address minor repair/maintenance items noted in Observations section. More extensive issues, such as ridges, can be addressed when the roofs are replaced in 3-5 years. Until the roofs are replaced, they should be observed and maintained on a regular schedule to ensure full useful life is achieved.

Attics: Further review should be performed to determine ducting and other component conditions in the attics. A preliminary attic review can be performed on a few units before extensive observations are performed to help determine scope of services needed.

Walls: Hire qualified contractor to address minor repair/maintenance items noted in Observations section. Walls and associated components should be reviewed on a regular schedule to ensure any needed repairs/maintenance are addressed as they become evident.

Windows & Doors: In areas where sealant is failing, hire qualified contractor to rework sealant. This will be a continuing maintenance item as the joints will not perform as intended at the window to trim connection due to existing installation. When exterior components are replaced in the future, a performance dynamic joint should be installed at these areas.

Decks: Clean on a regular schedule to help ensure full useful life of deck boards. Hire qualified contractor to replace any decayed kick boards. Ensure a clearance is maintained between bottom of kick board and ground so that these boards do not decay as well. Seal corners of columns that are separating and replace any that are decayed.

OBSERVATIONS

Roofs

1.1 Typical kickout diverter flashing

1.2 Typical safety tie off anchor

1.3 Typical dormer

1.4 Typical chimney chase

1.5 Typical under shingle venting at front porch area

1.6 Under shingle venting is missing at front porch area of #7033.

1.7 Shingle was repaired over under shingle venting at #7039. There are concerns of a previous leak at this area.

1.8 Roof pitch at under shingle venting areas of most units is low, which could possibly allow water to saturate through the shingles.

1.9 Some units have omitted venting at roof area over living space (#7022, 7025, 7038, 7039, 7046, 7047, 7067).

1.10 Typical roof pitch is 3/12 and self-adhered membrane was installed as the underlayment.

1.11A Shingles have more than typical granule loss at #7029 and 7033.

1.11B Another example of excessive granule loss.

	
1.12A It appears that repairs have been made to some shingles at #7026, 7043, 7046, and 7051.	1.12B Another example of previously repaired shingles.
	
1.13A Shingles are butted tight to each other and it appears that fasteners are not nailed flush to shingle at #7071.	1.13B Closer view of shingles butted tight to each other.

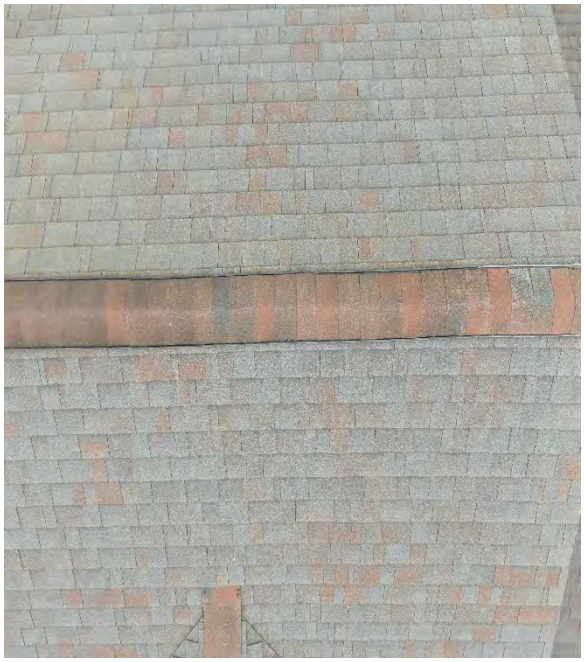
1.14 Starter strip appears to be improperly secured with short staples at almost all units. However, there is no apparent blow off due to this condition.

1.15 Metal installed under shingle where base of pump jacks was installed over roof at #7071. The ends of metal are exposed, and it is unclear if metal is properly secured.

1.16 Satellite dish was installed through shingles at #7026, rather than the recommended method of brackets at barge board, rafter tails, or roof mounts.

1.17A Moss is growing on shingles at #7042.

	
1.17B Trees are growing over roof at #7042, which is the main cause for moss growth.	1.18A Standard laminated shingles were used at ridge cap instead of proper material at #7022, 7034, and 7059.
	
1.18B Another example of improper material used for ridge cap.	1.19A Different colored ridge cap was used at #7026 and 7058.

	
1.19B Closer view of different colored ridge cap.	1.19C Another example of different colored ridge cap.
	
1.20A Some repairs have been made to the ridge cap at #7021, 7022, 7026, 7046, 7055, 7058, 7059, and 7071.	1.20B Another example of previously repaired ridge cap.

1.21 Gasket on no-caulk pipe flashing is beginning to crack.

1.22 Base of pipe flashing is corroding and there is no sealant on exposed fasteners.

1.23 Base of pipe flashing is not properly secured at #7071.

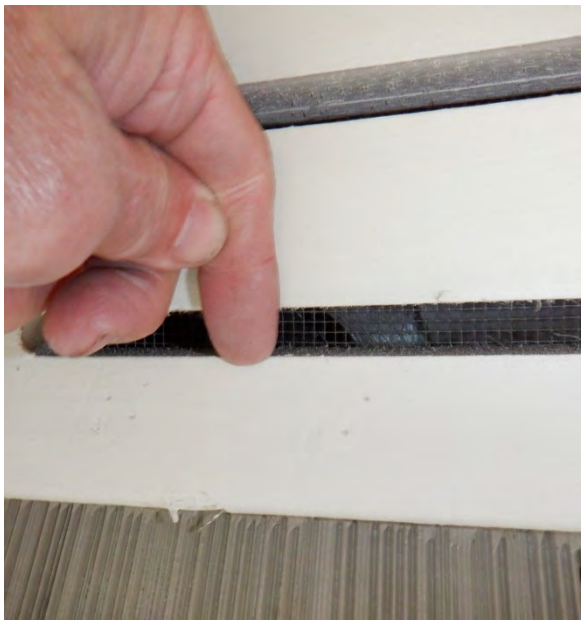
1.24 Gutter is low at the south end of garages in the south area. This could possibly allow water to run behind the gutter.

	
1.25 Downspout drains onto lower roof at #7026, 7042, 7043, 7050, 7058, 7059, and 7071. It should be extended to lower gutters to prevent excess water on the roof.	1.26A Extended barge boards throughout property have no top protection, which could lead to wood decay.
	
1.26B Closer view of extended barge board with no top protection.	1.27A Deterioration and organic growth present at extended barge boards.

1.27B Another example of deteriorated extended barge board.

1.28 Metal protection omitted at top of barge board supports at all units.

Attics



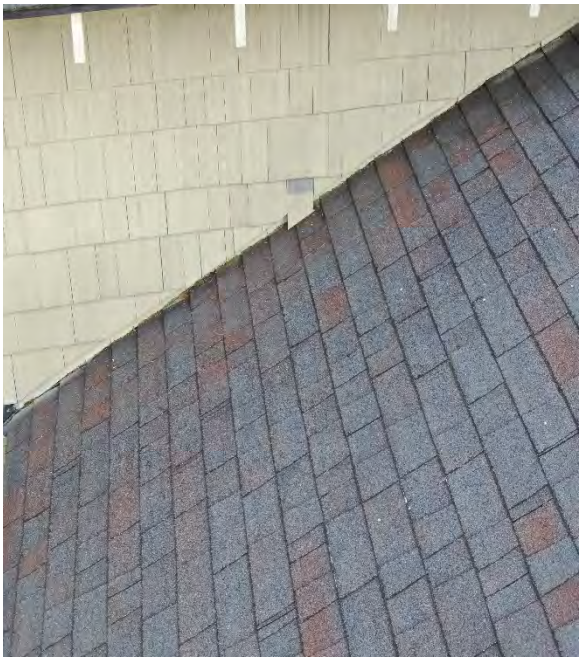
2.1 It appears that ducting may not be tight lined to exterior, as ducting is run to small eave vent. Further review of attics is needed to verify extent of issue.

Walls

3.1A Siding and/or paint is damaged at #7022, 7025, 7030, 7038, 7042, 7046, 7051, 7054, 7058, 7063, 7067, and 7071.

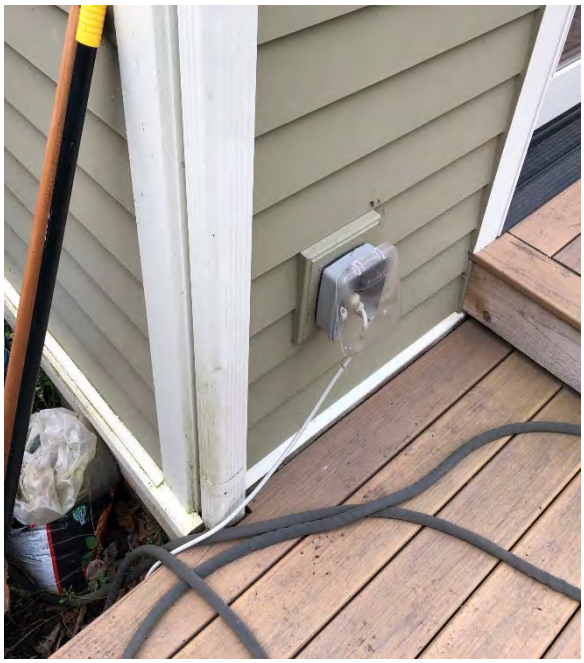
3.1B Another example of damaged siding and/or paint.

3.1C Another example of damaged siding and/or paint.



3.2 Shake siding at side wall is not properly secured (#7039).

	
3.3A Siding is too close to grade at #7047 and garages. There should be a minimum 6" clearance.	3.3B Another example of inadequate clearance from siding to grade.
	
3.4A Trim is deteriorating at many units (#7021, 7022, 7025, 7030, 7034, 7038, 7039, 7042, 7043, 7047, 7051, 7055, 7058, 7059).	3.4B Another example of deteriorated trim.

	
3.5A Flashing at lower trim is omitted at #7021, 7029, 7030, 7033, 7034, 7051, 7054, 7055, and 7063.	3.5B Another example of omitted flashing at lower trim.
	
3.6A At most units, the lower trim outside corner is not properly flashed. At #7025, the inside corner is also improperly flashed.	3.6B Another example of improperly flashed outside corner at lower trim.

	
3.7A Flashing is sealant dependent at rake edge/siding of #7022, 7033, 7038, 7039, 7043, 7046, 7047, 7051, 7054, 7055, 7063, and 7071.	3.7B Another example of sealant dependent flashing at rake edge/siding.
	
3.8A Exterior vents at #7025, 7029, 7054, and 7067 are broken, missing screws, and/or missing paint.	3.8B Another example of damaged exterior vent.

	
3.9A It is unclear if the area where the HVAC penetration and line hide penetrate through the siding is properly sealed at #7025 and 7046.	3.9B The protective line cover is cut, which could allow water to be trapped in the cover.
	
3.9C Closer view of line set penetrating siding behind the line hide cover.	3.10 Flashing/sealant is failing/incomplete at penetration at #7047.

3.11A Cable penetration is not properly sealed at #7026, 7030, 7042, 7046, and 7054.

3.11B Another example of improperly sealed cable penetration.

3.11C Another example of improperly sealed cable penetration.

Windows & Doors

4.1A Performance sealant joint is omitted at most windows.

4.1B Closer view of omitted sealant joint.

4.2 Flashing is omitted at base of most windows.

4.3A Sealant at most windows is failing.

	
4.3B Another example of failed sealant.	4.4 Sealant at top of siding to window sill is missing at some units (#7021, 7026, 7033, 7034, 7038, 7043, 7055, 7071).
	
4.5A Window trim paint is missing/cracked at #7021, 7026, 7033, 7034, 7038, 7043, 7055, and 7071.	4.5B Another example of damaged window trim paint.

	
4.6A Insulated glass unit (IGU) has failed at #7022, 7034, 7055, 7058, 7067, and 7071.	4.6B Another example of failed IGU.

Decks

	
5.1A At most units, the kick board at the bottom of front stairs is deteriorating due to contact with sidewalk or grade.	5.1B Another example of deteriorated kick board.

5.1C Another example of deteriorated kick board.

5.1D Another example of deteriorated kick board.

5.2A Column trim paint is peeling and separating at joints at most units.

5.2B Another example of peeling paint at column trim.

5.2C Another example of column trim separating at joints.

5.3A Deck boards are cracking and showing signs of wear at #7046 and 7055.

5.3B Another example of worn deck boards.

ISSUE LOCATIONS BY UNIT

Below is a list of issues from the Observation section and their locations by unit. Note that observations are based on our field review of a sampling of locations and it is possible that not all defects or damage were discovered. It should not be implied that all exact locations are included herein. Findings represent PONO's best judgment in consideration of the information available at the time of this report's preparation. PONO reserves the right to modify opinions if additional information becomes available.

Typical Issues

- 1.8: Roof pitch at under shingle venting areas at most units is low, which could possibly allow water to saturate through shingles.
- 1.10: Roof pitch is 3/12 and self-adhered membrane was installed at the underlayment.
- 1.14: Starter strip appears to be improperly secured with short staples at almost all units. However, there is no apparent blow off due to this condition.
- 1.21: Gasket on no-caulk pipe flashing is beginning to crack.
- 1.22: Base of pipe flashing is corroding and there is no sealant on exposed
- 1.26: Extended barge boards throughout property have no top protection, which could lead to wood decay.
- 1.27: Deterioration and organic growth present at extended barge boards.
- 1.28: Metal protection omitted at top of barge board supports at all units.
- 3.6: At most units, the lower trim outside corner is not properly flashed.
- 4.1: Performance sealant joint is omitted at most windows.
- 4.2: Flashing is omitted at base of most windows.
- 4.3: Sealant at most windows is failing.
- 5.1: At most units, the kick board at the bottom of front stairs is deteriorating due to contact with sidewalk or grade.
- 5.2: Column trim paint is peeling and separating at joints at most units.

7021

- 1.20: Some repairs have been made to the ridge cap.
- 3.4: Trim is deteriorating.
- 3.5: Flashing at lower trim is omitted.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.

7022

- 1.9: Some units have omitted venting at roof area over living space.
- 1.18: Standard laminated shingles were used at ridge cap instead of proper material.
- 1.20: Some repairs have been made to the ridge cap.
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.6: Insulated glass unit (IGU) has failed.

7025

- 1.9: Some units have omitted venting at roof area over living space.
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.6: Lower trim inside corner is improperly flashed.
- 3.8: Exterior vent is broken, missing screws, and/or missing paint.
- 3.9: It is unclear if the area where the HVAC penetration and line hide penetrate through the siding is properly sealed.

7026

- 1.12: It appears that repairs have been made to some shingles.
- 1.16: Satellite dish was installed through shingles, rather than the recommended method of brackets at barge board, rafter tails, or roof mounts.
- 1.19: Different colored ridge cap was used.
- 1.20: Some repairs have been made to the ridge cap.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.11: Cable penetration is not properly sealed.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.

7029

- 1.11: Shingles have more than typical granule loss.
- 3.5: Flashing at lower trim is omitted.
- 3.8: Exterior vent is broken, missing screws, and/or missing paint.

7030
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.5: Flashing at lower trim is omitted.
- 3.11: Cable penetration is not properly sealed.

7033
- 1.6: Under shingle venting is missing at front porch area.
- 1.11: Shingles have more than typical granule loss.
- 3.5: Flashing at lower trim is omitted.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.

7034
- 1.18: Standard laminated shingles were used at ridge cap instead of proper material.
- 3.4: Trim is deteriorating.
- 3.5: Flashing at lower trim is omitted.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.
- 4.6: Insulated glass unit (IGU) has failed.

7038
- 1.9: Some units have omitted venting at roof area over living space.
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.

7039
- 1.7: Shingle was repaired over under shingle venting. There are concerns of a previous leak at this area.
- 1.9: Some units have omitted venting at roof area over living space.
- 3.2: Shake siding at side wall is not properly secured.
- 3.4: Trim is deteriorating.
- 3.7: Flashing is sealant dependent at rake edge/siding.

7042

- 1.17: Moss is growing on shingles. Trees are growing over roof, which is the main cause for moss growth.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.11: Cable penetration is not properly sealed.

7043

- 1.12: It appears that repairs have been made to some shingles.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.4: Trim is deteriorating.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.

7046

- 1.9: Some units have omitted venting at roof area over living space.
- 1.20: Some repairs have been made to the ridge cap.
- 3.1: Siding and/or paint is damaged.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 3.9: It is unclear if the area where the HVAC penetration and line hide penetrate through the siding is properly sealed.
- 3.11: Cable penetration is not properly sealed.
- 5.3: Deck boards are cracking and showing signs of wear.

7047

- 1.9: Some units have omitted venting at roof area over living space.
- 3.3: Siding is too close to grade. There should be a minimum 6" clearance.
- 3.4: Trim is deteriorating.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 3.10: Flashing/sealant is failing/incomplete at penetration.

7050

- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.

7051

- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 3.5: Flashing at lower trim is omitted.
- 3.7: Flashing is sealant dependent at rake edge/siding.

7054

- 3.1: Siding and/or paint is damaged.
- 3.5: Flashing at lower trim is omitted.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 3.8: Exterior vent is broken, missing screws, and/or missing paint.
- 3.11: Cable penetration is not properly sealed.

7055

- 1.20: Some repairs have been made to the ridge cap.
- 3.4: Trim is deteriorating.
- 3.5: Flashing at lower trim is omitted.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.
- 4.6: Insulated glass unit (IGU) has failed.
- 5.3: Deck boards are cracking and showing signs of wear.

7058

- 1.19: Different colored ridge cap was used.
- 1.20: Some repairs have been made to the ridge cap.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.1: Siding and/or paint is damaged.
- 3.4: Trim is deteriorating.
- 4.6: Insulated glass unit (IGU) has failed.

7059

- 1.18: Standard laminated shingles were used at ridge cap instead of proper material.
- 1.20: Some repairs have been made to the ridge cap.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.4: Trim is deteriorating.

7063

- 3.1: Siding and/or paint is damaged.
- 3.5: Flashing at lower trim is omitted.
- 3.7: Flashing is sealant dependent at rake edge/siding.

7067

- 1.9: Some units have omitted venting at roof area over living space.
- 3.1: Siding and/or paint is damaged.
- 3.8: Exterior vent is broken, missing screws, and/or missing paint.
- 4.6: Insulated glass unit (IGU) has failed.

7071

- 1.13: Shingles are butted tight to each other and it appears that fasteners are not nailed flush to shingles.
- 1.15: Metal installed under shingle where base of pump jacks was installed over roof. The ends of metal are exposed, and it is unclear if metal is properly secured.
- 1.20: Some repairs have been made to the ridge cap.
- 1.23: Base of pipe flashing is not properly secured.
- 1.25 Downspout drains onto lower roof. It should be extended to lower gutters to prevent excess water on the roof.
- 3.1: Siding and/or paint is damaged.
- 3.7: Flashing is sealant dependent at rake edge/siding.
- 4.4: Sealant at top of siding to window sill is missing.
- 4.5: Window trim paint is missing/cracked.
- 4.6: Insulated glass unit (IGU) has failed.

Garages

- 1.24: Gutter is low at the south end of garages in the south area. This could possibly allow water to run behind the gutter.
- 3.3: Siding is too close to grade. There should be a minimum 6" clearance.