COTTAGES AT HASTINGS GREEN

7021-7071 SE Clinton St, Portland, OR 97206

ROOF ASSESSMENT

ISSUED BY
PONO BUILDING CONSULTANTS
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ISSUED TO
COTTAGES AT HASTINGS GREEN HOA
c/o Troy Rudd
Superior Community Management
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DATE SUBMITTED
August 11, 2023

PROJECT #
CHG-002

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SCOPE OF SERVICES

Site Visit On

July 10 & 18, 2023

Conducted By

Carly Law, Project Manager
Kyle Walhood, Project Manager

Purpose of Field Investigation

Recently, Carlson Roofing Company ("Carlson") performed a roof replacement project on all buildings at Cottages at Hastings Green. The scope provided by Carlson is included in the contract dated 06/27/2022. PONO Building Consultants, LLC ("PONO") performed visual observations to assess the roofs and review the work performed by Carlson. The purpose of the investigation was to determine weather/water resistance and general conditions of the:

- Standard slope composition roofs at all 23 residential buildings and 5 garage buildings
- Flashings, exterior joints, sealants, transitions between dissimilar materials
- General roofing components and related materials
- Gutters and downspouts
- General review of ventilation

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 residential, 5 garage
No. of Units	23
No. of Stories	2
Roof Type	Standard slope composition shingles
Cladding Type	Lap siding, board and batten panel
Trim Type	Cedar
Window Type	Vinyl frame

SITE MAP


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7029
7033
7039
7025
7043
7047
7021
7051
7055
G20-23
G16-19
7059
G11-15
7071
7067
7063
G1-5
G6-10
7054
7050
7058
7046
7022
7042
7026
7034
7030
7038

CONCLUSIONS & RECOMMENDATIONS

Conclusions

Below is a summary of PONO's findings. See the Observations section for further details and photo examples. Locations are listed if it is a unique situation only observed at a few locations. All other issues are systemic throughout the property. 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.

The scope provided by Carlson Roofing Company ("Carlson"), detailed in their contract dated 06/27/22, included removal of the roofing, inspection of the roof deck to prepare it for new installation, and installation of new roofing materials. New roofing materials to be installed included safety anchors, ice and water shield in the valleys, underlayment, steel flashings, no-caulk pipe flashings, metal stemmed vents, RVO 49 roof vents, and CertainTeed Landmark architectural shingles (with associated starter shingles and hip & ridge caps). The contract also included allowance items on an as needed basis, including plywood sheathing replacement, siding and trim repairs, and barge and fascia board replacement.

Overall, the roofs are in good condition, but the work performed by Carlson is not satisfactory. There are many concerns with installation of the new materials and items that should have been addressed (i.e., decayed barge boards left in place rather than replaced).

A primary concern reported by owners is that the fasteners used to secure the new roof are penetrating the sheathing at the eaves and are not aesthetically pleasing. Oregon Structural Specialty Code (OSSC) 1507.2.5 states, "Fasteners for asphalt shingles shall be galvanized, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (2.67 mm)] shank with a minimum 3/8-inch-diameter (9.5 mm) head, of a length to penetrate through the roofing materials and not less than 3/4 inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than 3/4 inch (19.1 mm) thick, the nails shall penetrate through the sheathing. Fasteners shall comply with ASTM F1667." Since the roof sheathing at these areas is ½" thick, the fasteners used are appropriate for this installation by Carlson. From what PONO observed, the fasteners did not affect the integrity of the sheathing, although they are not aesthetically pleasing. Typically, painting these areas helps to improve the aesthetics.

Other sheathing concerns include low points or soft spots in the sheathing that may indicate water intrusion, poor ventilation, or damaged sheathing. Decayed and exposed sheathing were observed at the drip edge. Exposed sheathing will lead to decayed sheathing over time as it is exposed to the weather. During tear-off of the roof, Carlson should have inspected the roof deck and replaced all damaged sheathing. They also should have ensured that all sheathing at the drip edge is covered by underlayment and drip edge flashing.

PONO observed several concerns with the underlayment as well. Flashing fasteners penetrate the underlayment, drip edge flashings are reverse lapped with underlayment, and underlayment is wrinkled, exposed, and not extended to the rake edge. Flashing fasteners should be secured to the sheathing underneath the underlayment, and the underlayment should be properly lapped over the drip edge flashing, extending to the rake edge. Exposed underlayment should be cut so it is not visible.

The valley metal is generally installed in accordance with manufacturer's installation guidelines. Per the installation guidelines, there can be no penetrations within 6" of the center line to help prevent potential water intrusion from rain or snow/ice build-up. Carlson properly secured the valley metal at the edges and extended it 12" from the center line. However, there are two locations with valley metal issues. At one unit, the valley metal does not sit flush and at another unit the valley metal end lap cut is jagged.

There are numerous concerns with shingle installation throughout the property, including:

- Starter strip runs short of the edge of the roof. Starter strip should be added at the roof edge to ensure proper shingle adhesion at the drip edge.
- Sealant omitted at shingles near the valley metal. As previously stated, penetrations cannot be made within 6" of the valley metal center line. To avoid wind uplift, shingles in these areas should be sealed.
- Fasteners omitted at the starter strip.
- Improper spacing between shingles. Each shingle course should be butted up against each other.
- Fasteners were installed too close to the butt joint. Manufacturer's installation guidelines require fasteners to be installed 1" away from the butt joint.
- Inadequate number of fasteners used in the shingle nailing line. Manufacturer's installation guidelines require 6 nails to be installed per shingle course.

- Overdriven nails at shingles, which can, over time, penetrate completely through the shingle and create wind uplift.
- Nails penetrate shingles, damaging the shingle and creating a point for water intrusion.
- Nails left on roofs after completion of the roof. Carlson's contract specifies that upon completion they will remove all job-related debris and clean the site thoroughly (General Specifications, item 7). Roofing debris was also observed in some gutters.
- Exposed fasteners are not properly sealed.
- Different colored shingles were installed at the ridge vent.
- Shingles are damaged, ripped, and scuffed. Scuffed shingles can be caused by walking on shingles on hot weather days.

At the roof-to-wall interface, several concerns were noted, including:

- Inadequate clearance between the siding and roofing, measuring between ½" to 1". A minimum 2" clearance should be maintained to prevent debris build-up and water wicking at siding.
- Step flashings are not properly integrated with the existing weather-resistant barrier (WRB). WRB should lap over the new step flashings.
- Inadequate spacing between shingles and step flashings. A minimum 1" gap should be maintained to prevent debris build-up.
- Improperly sized step flashing. Carlson's scope specified 8" x 8" (4" x 4" when bent and installed) step flashings. Step flashings observed measure 2" x 2".
- Damaged step flashing.
- Improperly integrated step flashing and diverter flashing, leaving a void for potential water intrusion.
- Omitted diverter flashing at some buildings.
- Improperly sized diverter flashing. Diverter flashings measured 2.5" in height. Diverter flashings should be 4" in height.
- Poorly installed diverter flashings with exposed nail heads and inaccurate sealant application.
- Omitted sealant at diverter flashing and corner trim.
- Damaged corner trim.
- Omitted fasteners at apron flashing, which can allow water intrusion under the flashings.

- Exposed, unsealed fasteners at apron flashing.
- Inadequate sealant application at apron flashing. Existing sealant has holes that can allow water intrusion.

Penetrations in the roof, such as pipes, heat stacks, and vents were generally installed well and in accordance with manufacturer's installation guidelines. However, several items were observed, including:

- Inadequate spacing between shingles and pipe flashings. A minimum 1" gap should be maintained to prevent debris build-up.
- Omitted ice and water shield at pipe flashings and RVO vents. Ice and water shield should be installed at all roof penetrations and locations where there is a potential for snow or ice build-up.
- Omitted fasteners at pipe flashings. Fasteners should be installed at the sides and back leg of the flashing to prevent movement.
- Exposed fasteners are safety tie-off anchors.
- New ridge vents were installed on all upper roofs. Carlson did not provide venting information or ventilation calculations, therefore PONO cannot confirm if the roofs are properly vented.

It is unclear if work at the chimneys was included in Carlson's scope. However, a few items were observed. At one unit there is an open seam at the chimney back pan. At another unit, there is failed sealant and a missing fastener at the chimney cap.

Although barge boards were not included in the base scope, "replacement of rotten/damaged barge or fascia boards" was included as an allowance/budget item. Damaged and decayed boards were observed at several buildings. Several decayed rafter tails were also noted. These should have been replaced during the roof project.

Replacement of the gutters and downspouts was not included in the Carlson's scope. However, removal and reinstallation of the gutters would be needed to facilitate installation of new drip edge metal at gutter edges (included in their scope). Several issues were observed related to the reinstallation of the gutters:

- Inadequate clearance between gutter end cap and siding or barge board. A minimum 1" clearance should be maintained.
- Improperly secured gutters. The newly installed drip edge flashing does not extend far enough into the gutter, preventing them from being properly secured and allowing water to improperly drain. This improper drainage will likely contribute to decay of the adjacent rafter tails.

- Inadequately sloped gutters (most measured zero slope). OSSC 15.02.1 states that gutters must be sloped 1 unit per 48 units.
- Improperly connected gutter to downspout.
- Disconnected downspout strap.

Additionally, downspouts are improperly draining onto lower roofs, rather than to lower gutters. This can contribute to premature degradation of the shingles. Downspouts extensions should be added to help extend the useful life of the newly installed roofs. Gutters are also omitted at upper dormer drip edges. Gutters should be installed at these locations to prevent decay of rafter tails.

Several maintenance items were noted while PONO was on-site. Overgrown tree branches are resting on one roof and debris is collecting on another roof. PONO recommends cutting tree branches 6' away from roofs to prevent contact with the roof and cleaning the roofs on a regular schedule. Several gutters also showed signs of overflowing, and some downspout outlets were clogged. Gutters and downspouts should be cleaned on a regular schedule as well.

Recommendations

Due to concerns noted in this report, PONO recommends the following repairs. All repairs must be in accordance with manufacturer's installation guidelines, Building Code, and industry standards and must be performed by a qualified, properly insured contractor.

Recommended Repair	Location	Carlson Scope
Paint eaves to improve aesthetics of penetrating fasteners.	Global	No
Perform further review at low point/soft spot in sheathing to determine cause and best repair. Replace sheathing as needed.	7025, 7047, 7055	Yes
Replace decayed sheathing at drip edge.	7059	Yes
Extend drip edge flashing to cover exposed sheathing.	7038	Yes
Secure drip edge flashing fasteners underneath underlayment and properly lap underlayment over drip edge flashing.	7021, 7025, 7026, 7051, 7071, G6-10	Yes

Recommended Repair	Location	Carlson Scope
Extend drip edge flashing to edge of roof and lap underlayment over flashing. Install rake edge flashing so that it laps over both the underlayment and the back leg of the drip edge flashing. Ensure underlayment is not wrinkled.	7030, 7043, 7047, 7050, 7051, 7055, 7071	Yes
Extend underlayment to rake edge. Ensure proper integration with roof assembly.	7076	Yes
Cut exposed underlayment at rake edge flashing so it is not visible.	7063	Yes
Remove valley metal and rework to provide a uniform appearance and integration with existing roof shingles. Ensure valley metal sits flush. Grind and/or deburr any rough edges and recoat cut edge to provide corrosion resistance.	7029	Yes
Install starter strip at roof edge.	7051	Yes
Apply sealant at shingles adjacent to valley metal.	7029	Yes
Install fasteners at starter strip.	7021, 7071	Yes
Properly space shingles so that each shingle course is butted against the next shingle course.	7029	Yes
Install additional nails in nailing line of shingle course.	7076	Yes
Remove shingles with overdriven nails or nails penetrating the shingle. Replace with new shingles, ensuring proper securement.	7025, 7026, 7034, 7043, 7051	Yes
Clean roof of all job-related debris.	7051	Yes
Seal exposed fasteners at ridge shingles.	7026, G20-23	Yes

Recommended Repair	Location	Carlson Scope
Remove different colored shingles at ridge vent. Install new shingles that are color matched with other ridge shingles and field shingles.	7033	Yes
Remove all damaged and scuffed shingles. Replace with new.	7011, 7022, 7025, 7030, 7046, 7054, 7055, 7059	Yes
Cut tree branches 6' back from roof.	7025	No
Clean organic debris from roof.	7059	No
Cut back siding to maintain a minimum 2" clearance between siding and roofing.	7021, 7025, 7029, 7039, 7059, 7063, 7071, 7076	Yes (allowance item)
Remove siding. Properly lap new step flashing with existing WRB. Install new siding and paint to match.	7055	Yes
Cut back shingles to maintain a minimum 1" gap between shingles and step flashing.	Global	No but recommended
Remove undersized step flashing. Install new step flashing, ensuring proper integration with existing wall assembly.	7030, 7033, 7058, 7076	Yes
Remove damaged step flashing. Install new step flashing, ensuring proper integration with existing wall assembly.	7046	Yes
Remove step flashing and diverter flashing. Install new properly sized, properly integrated step flashing and diverter flashing.	G1-5	Yes
Install properly dimensioned diverter flashing where omitted at drip and rake edges.	7022, 7046, 7067, G1-5, G20-23	Yes
Remove inadequately sized diverter flashing. Install new properly dimensioned diverter flashing, ensuring proper integration with existing assemblies.	7021, 7025, 7029, 7033, 7046, 7059, 7076	Yes

Recommended Repair	Location	Carlson Scope
Seal exposed nail head at diverter flashing. Remove sealant at siding materials and diverter flashing and apply new sealant with better workmanship.	7025	Yes
Apply sealant at diverter flashing and corner trim joint.	7042	Yes
Remove damaged corner trim. Replace with new. Paint to match existing. Ensure all cuts are primed.	7030, 7046	Yes (allowance item)
Install grommeted fasteners where omitted at apron flashing.	7026, 7038, 7054	Yes
Apply sealant at exposed apron flashing fastener.	7026, 7034, 7039	Yes
Remove sealant at apron flashing. Apply new sealant, ensuring there are no holes or voids.	7063	Yes
Cut back shingles to maintain a minimum 1" gap between shingles and pipe flashing.	Global	No but recommended
Install ice and water shield at pipe flashing.	7047	Yes
Install grommeted fasteners where omitted at pipe flashing.	7029, 7063	Yes
Apply sealant at exposed safety tie-off anchor fastener.	Global	Yes
Install ice and water shield at RVO vent.	7025, 7029, 7033, 7039	Yes
Seal open seam at chimney back pan.	7051	Unable to determine
Remove failed sealant at chimney cap. Apply new sealant.	7071	Unable to determine
Install grommeted fastener where missing at chimney cap.	7071	Unable to determine
Reset barge board so that rake edge flashing is properly seated.	G6-10	Yes

Recommended Repair	Location	Carlson Scope
Remove decayed/damaged barge board. Replace with new. Paint to match existing. Ensure end cuts are primed.	7030, 7039, 7071, G6-10	Yes (allowance item)
Remove decayed/damaged rafter tail. Replace with new. Paint to match existing. Ensure end cuts are primed.	7026, 7055	Yes (allowance item)
Remove gutter. Reinstall so a minimum 1" gap is maintained between gutter end cap and barge board.	Global	Yes
Extend drip edge metal flashing into gutter so that no gap is present between gutter and drip edge. Properly secure gutters so they are not pulling away from the drip edge.	Global	Yes
Install gutters at upper dormer drip edges.	Global	No
Remove gutters. Reinstall with slope of 1 unit per 48 units.	7067, 7071	Yes
Remove roofing debris from gutter.	G6-10	Yes
Clean gutters on a regular schedule to prevent overflowing.	G12-14	No
Properly connect gutter to downspout.	7071	Yes
Clean clogged downspout outlet.	G6-10	No
Install downspout extensions at all downspouts draining onto lower roofs. Downspout must connect to lower gutter with positive turn into gutter.	Global	No
Secure disconnect downspout strap.	7063	No

GENERAL PHOTOS

7021 SE Clinton St.
**See Appendix for all buildings*

Front elevation

Side elevation

Rear elevation

Side elevation

	
Typical shingle installation at residential building.	Typical shingle installation at garage building.
	
Typical metal valley.	Typical drip edge flashing.

	
Typical rake edge flashing.	Typical step flashing.
	
Typical roof-to-wall flashing.	Typical pipe penetration and flashing.

	
Typical safety tie-off anchor.	Typical eave vent.
	
Typical ridge vent.	Typical RVO vent.

Typical gutter and downspout. Note that replacement of gutters and downspouts was not included in Carlson's scope.

OBSERVATIONS

1A. Fasteners penetrate through sheathing at eave.

Location: Systemic throughout property

1B. Additional example of fasteners penetrating sheathing at eave.

	
1C. Additional example of fasteners penetrating sheathing at eave.	1D. Additional example of fasteners penetrating sheathing at eave.
	
2. Low point present in roof sheathing. Location: 7055	3A. Soft area present in roof sheathing. Location: 7025, 7047, 7055

3B. Additional example of soft area in roof sheathing.

4A. Sheathing is decayed at drip edge.
Location: 7509

4B. Additional example of decayed sheathing.

5. Sheathing is exposed at drip edge flashing.
Location: 7038

6A. Drip edge flashing fastener penetrates underlayment.

Location: 7021, 7026, 7051, 7071, G6-10

6B. Additional example of flashing fastener penetrating underlayment.

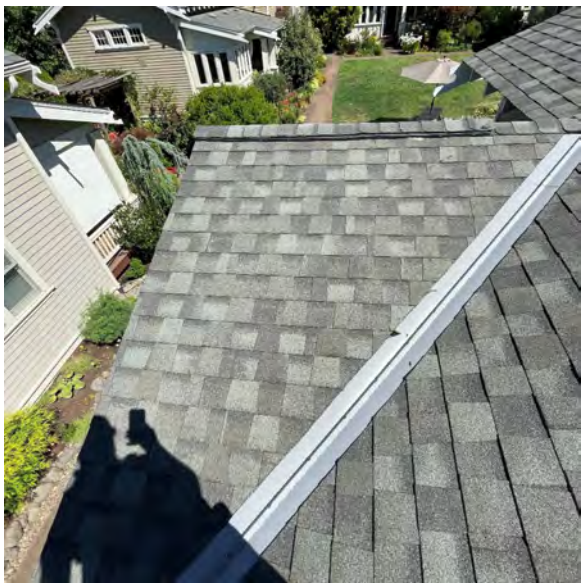
6C. Additional example of flashing fastener penetrating underlayment.

7. Underlayment is improperly lapped under the drip edge flashing, rather than over it.

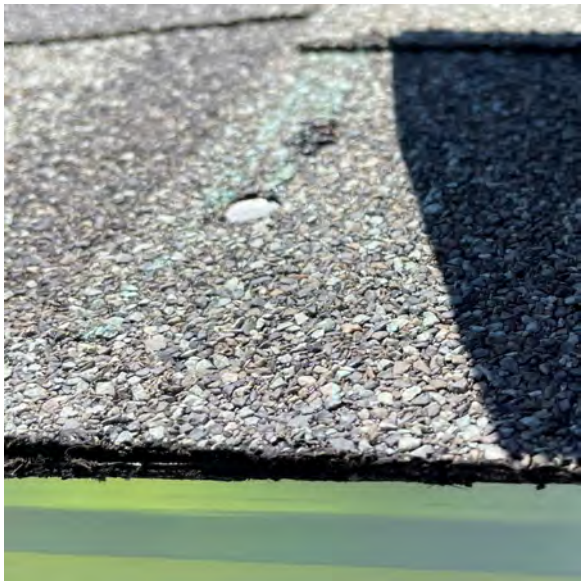
Location: 7025

	
8A. Underlayment is not properly installed or lapped under the rake edge flashing. Drip edge flashing also does not fully extend to edge of roof. Location: 7030, 7043, 7047, 7050, 7051, 7055, 7071	8B. Additional example of improperly installed underlayment.
	
9. Underlayment does not extend to the rake edge. Location: 7076	10. Excess underlayment is exposed at the rake edge flashing. Location: 7063

	
11. Metal valley installed and properly secured at edges. Valley extends 12″ from center. Location: Systemic throughout property	12. Metal valley does not sit flush against roof. Location: 7029
	
13. Metal valley end lap edge is jagged. Location: 7029	14. Shingles near metal valley are not properly fastened or sealed. Also note, the starter strip is not installed to roof edge. Location: 7029

	
15. Starter strip omitted at roof edge. Location: 7051	16. Starter strip fasteners omitted. Location: 7021, 7071
	
17. Gap present between shingles. Location: 7029	18. Shingle fastener installed too close to shingle butt joint. The manufacturer requires fasteners to be installed 1" from butt joint. Location: 7033

19. Only two fasteners are present in the shingle course nailing line. Manufacturer requires six nails per shingle course.
Location: 7076

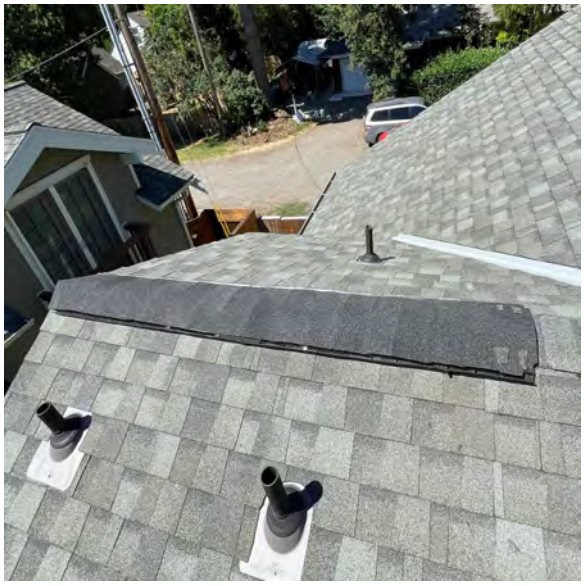


20A. Nail securing shingle is overdriven.
Location: 7025, 7043, 7051

20B. Additional example of overdriven nails.

21A. Nail improperly installed through shingle.
Location: 7026, 7034

	
21B. Additional example of nail installed through shingle. Also note, nail is corroded.	22. Roofing nails and other debris present on roof from previous shingle installation. Location: 7051
	
23A. Exposed fastener at ridge shingle is not properly sealed. Location: 7042, G20-23	23B. Additional example of improperly sealed exposed fastener.

	
24. Shingles installed at ridge vent are different color. Location: 7033	25. Shingle is damaged. Location: 7025
	
26. Starter strip is damaged at drip edge. Location: 7046	27A. Shingles are scuffed, likely caused by walking on the shingles on hot days during installation. Location: 7011, 7022, 7030, 7046, 7054, 7055, 7059

	
27B. Closer view of scuffed shingles.	28. Vegetation is in direct contact with shingles. A minimum 6′ gap should be maintained. Location: 7025
	
29. Debris present on shingles. Roof should be cleaned on a regular schedule to prevent debris build-up. Location: 7059	30A. Clearance between shingles and siding is less than 2″. A minimum 2″ clearance should be maintained between theses dissimilar materials. Location: 7021, 7025, 7029, 7039, 7059, 7063, 7071, 7076

	
30B. Additional example inadequate clearance between shingles and siding.	30C. Additional example inadequate clearance between shingles and siding.
	
31. Step flashing is reverse lapped with existing weather-resistant barrier (WRB). Location: 7055	32A. Shingles are installed too close to the step flashing. PONO recommends a 1" gap between step flashing and shingles to facilitate proper drainage. Location: Systemic throughout property

	
32B. Additional example of inadequate space between step flashing and shingles.	33A. 2" step flashing is installed. Contractor's bid called for 8"x8" step flashing to be installed. Location: 7030, 7033, 7058, 7076
	
33B. Closer view of incorrect size step flashing.	34. Step flashing is damaged. Location: 7046

35. Step flashing and diverter flashing are not properly integrated.
Location: G1-5

36A. Diverter flashing at drip and rake edge omitted.
Location: 7022, 7046, 7067, G1-5, G20-23

36B. Additional example of omitted diverter flashing.

37A. Diverter flashing is undersized, measuring 2.5" in height.
Location: 7021, 7025, 7029, 7033, 7046, 7059, 7076

	
37B. Additional example of improperly sized diverter flashing	38. Diverter flashing is poorly installed and not properly integrated. Location: 7025
	
39. Sealant omitted at diverter flashing and corner trim joint. Location: 7042	40A. Corner trim is damaged. Damage appears to be new, and likely occurred during the roof installation. Location: 7030, 7046

	
40B. Additional example of damaged corner trim.	41. Apron flashing fasteners are omitted. Location: 7026, 7038, 7054
	
42. Exposed fastener at apron flashing is not sealed. Location: 7026, 7034, 7039	43. Sealant is failing at apron flashing. Location: 7063

44A. Gap between penetration flashing and shingles is less than 1". A minimum 1" gap between flashing and shingles should be maintained to facilitate proper drainage.

Location: Systemic throughout property

44B. Additional example of inadequate gap between flashing and shingles.

45. Ice and water shield omitted at penetration flashing.

Location: 7047

46. Fasteners omitted at back leg and sides of penetration flashing.

Location: 7029

47. Penetration flashing installed without proper grommeted fasteners.
Location: 7029 & 7063

48. Exposed fastener at new safety anchor is not sealed.
Location: Systemic throughout property

49. Ridge vents installed on upper and garage roofs.
Location: Systemic throughout property

50. RVO vents installed on lower roofs.
Location: Systemic throughout property

	
51. Ice and water shield omitted at RVO vent. Location: 7025, 7029, 7033, 7039	52. Unsealed seam present at chimney back pan. Location: 7051
	
53. Sealant is failing at chimney cap. Location: 7071	54. Chimney cap fastener is missing. Location: 7071

	
55. Rake metal improperly installed at barge board. Barge board also appears to have moved out of place. Location: G6-10	56. Barge board is damaged. Location: G6-10
	
57. Barge board is decayed. Location: 7030, 7039, 7071	58. Rafter tail is significantly decayed. Location: 7026, 7055

	
59A. Gutter end cap is installed too close to barge board. A minimum 1" gap should be present. Location: Systemic throughout property	59B. Additional example of inadequate space between gutter end cap and barge board.
	
60A. Gutter is not properly secured and has pulled away from the drip edge. Location: Systemic throughout property	60B. Closer example of improperly secured gutter.

60C. Closer example of improperly secured gutter.

61A. Gutter omitted from upper dormer drip edge.

Location: Systemic throughout property

61B. Additional example of omitted gutter at dormer drip edge.

62. Gutter installed with zero slope towards the downspout, preventing proper drainage.

Location: 7067, 7071

	
63. Debris present in gutter. Gutter should be cleaned on a regular schedule to ensure proper drainage. Location: G6-10	64. Evidence of gutter overflow present. Location: G12-14
	
65. Gutter is not connected to downspout. Location: Unit 7071	66. Downspout is clogged with debris. Downspouts should be cleaned on a regular schedule to prevent debris build-up. Location: G6-10

	
67A. Downspouts drain directly onto lower roofs instead of connecting to lower gutter. This can contribute to premature degradation of shingles. Location: Systemic throughout property	67B. Additional example of downspout draining directly onto lower roof.
	
67C. Additional example of downspout draining directly onto lower roof.	68. Downspout strap is disconnected. Location: 7063

APPENDIX: BUILDING PHOTOS

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<tr><td colspan="2">7021 SE Clinton St.</td></tr>
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<tr><td>  </td><td>  </td></tr>
<tr><td>Front elevation</td><td>Side elevation</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Rear elevation</td><td>Side elevation</td></tr>
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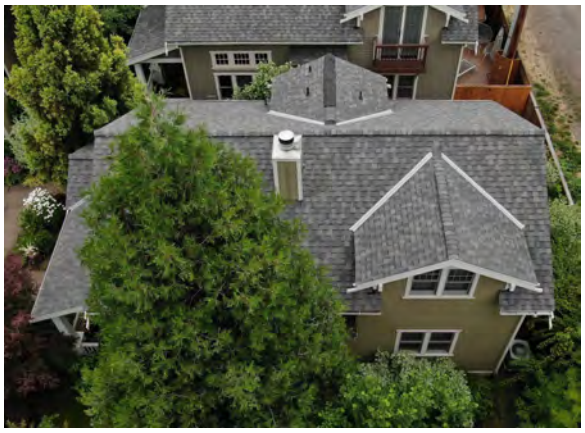
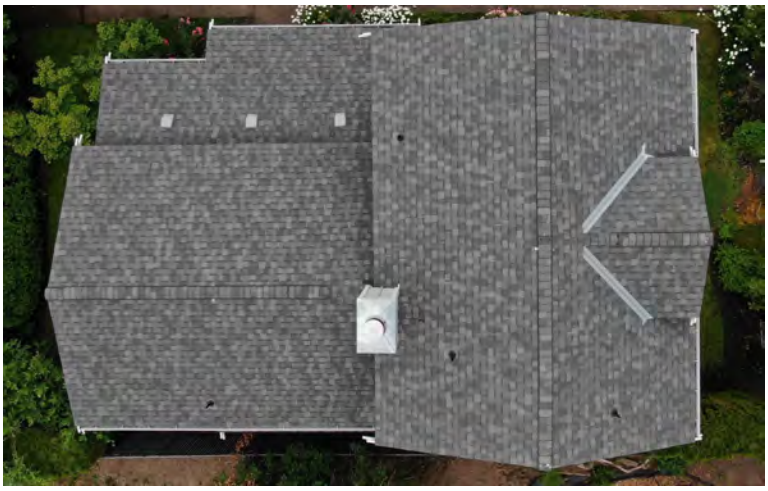
7025 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7029 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7033 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7039 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7043 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

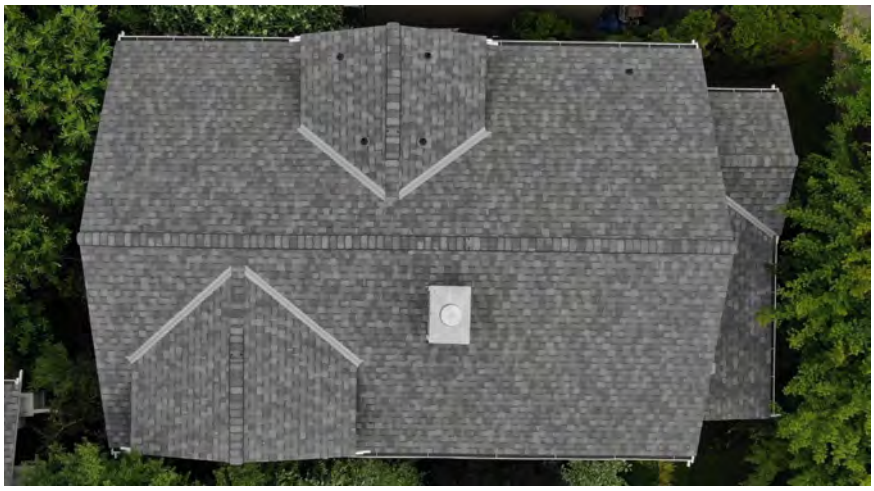
7047 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

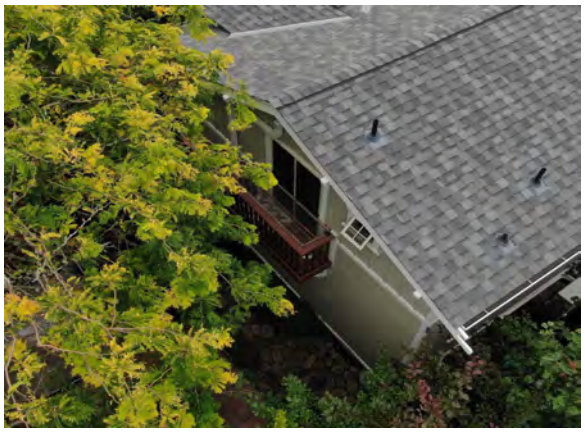
7055 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

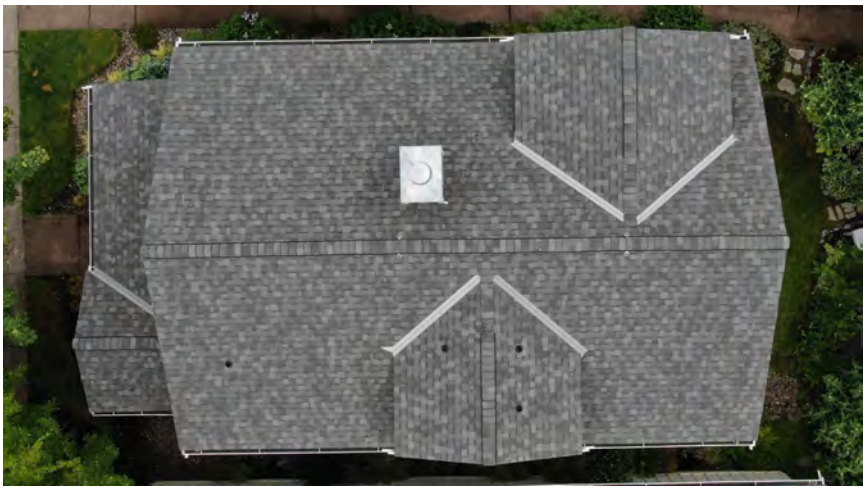
7051 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

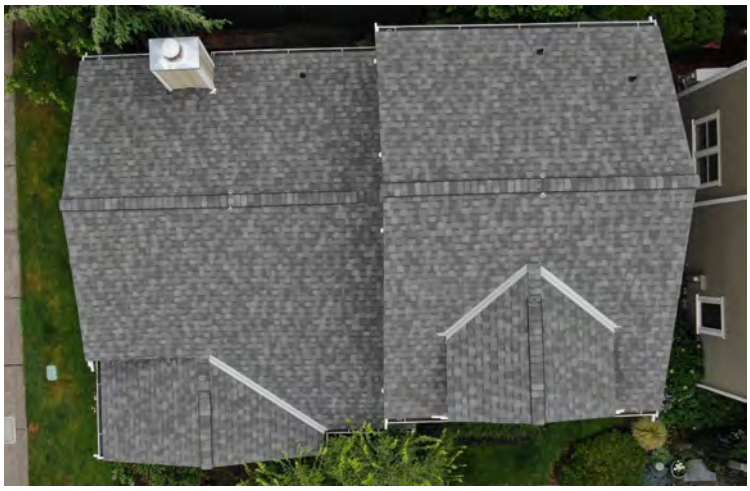
7071 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

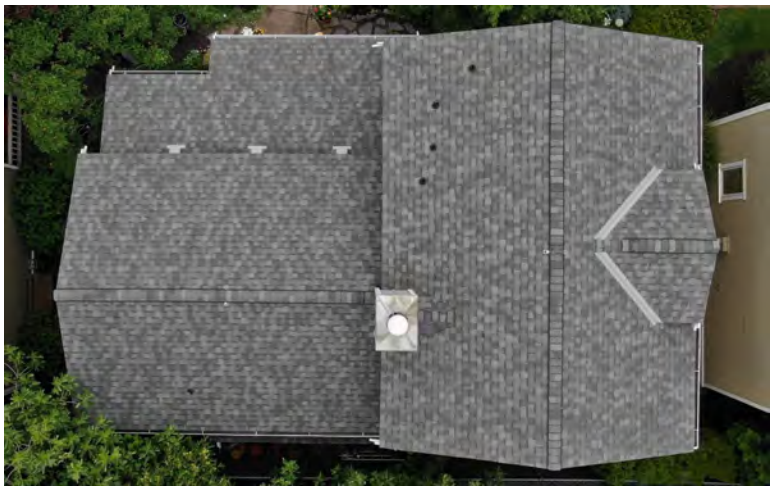
7067 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

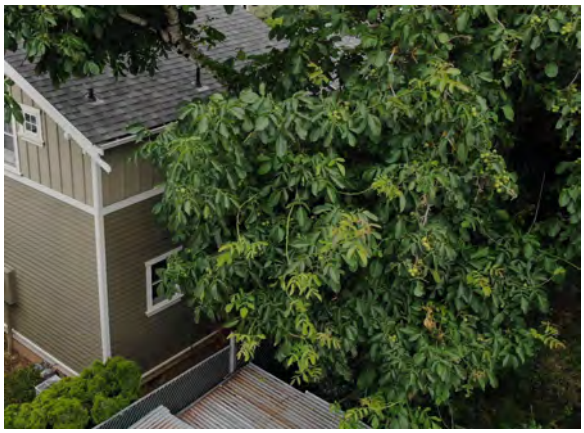
7063 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

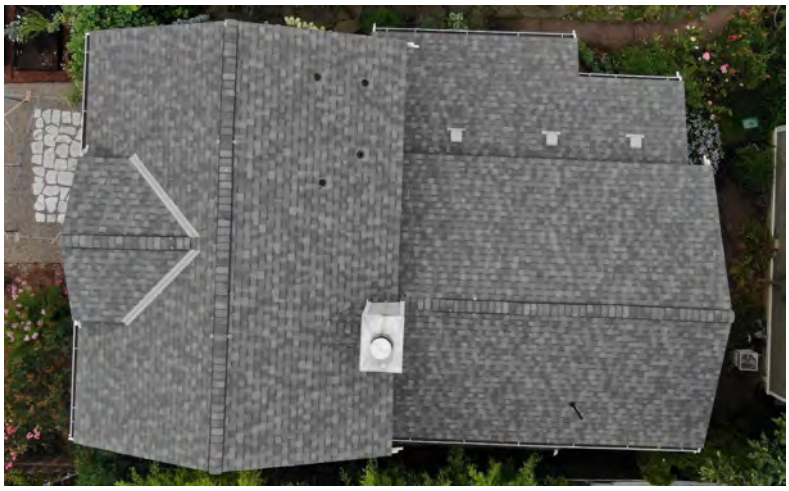
7059 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7054 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7050 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7046 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7042 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7038 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

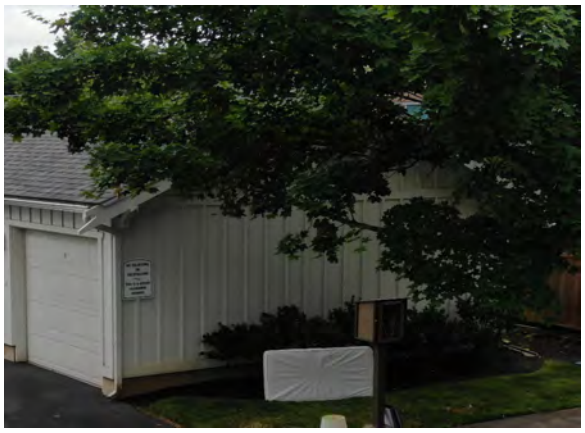
7034 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7030 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7026 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7022 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

7058 SE Clinton St.	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

Garages 1-5	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

Garages 6-10

Front elevation

Side elevation

Rear elevation

Side elevation

Garages 11-15

Front elevation

Side elevation

Rear elevation

Side elevation

Garages 16-19	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation

Garages 20-23	
	
	
Front elevation	Side elevation
	
Rear elevation	Side elevation