

Oswego Ridge Condominiums



ONE YEAR WARRANTY WALK

PREPARED FOR:

**Oswego Ridge Condo
Condominium Owners
Association
86 Kingsgate Road
Lake Oswego, OR 97035**

PROJECT NUMBER:

16-188

REPORT DATE:

May 13, 2019

REVISION DATE:

PREPARED BY:

FORENSIC
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EXECUTIVE SUMMARY

Client Name:	Oswego Ridge Condominiums Homeowners Association C/o Shannon Hylton Community Association Partners, LLC	Property Name:	Oswego Ridge Condominiums (Property)
Client Address:	12190 SW 1st St. Beaverton, OR 97005	Property Address:	86 Kingsgate Road. Lake Oswego, OR 97035
Report Type:	One-Year Warranty Walk	Report Date:	May 13, 2019

Dear Oswego Ridge Condominiums Homeowners Association:

On May 10, 2019, Forensic Building Consultants (Forensic) performed a One-Year Warranty Walk at the Property to review the condition of the Work performed on building and carport exterior walls, decks, roofing, and associated components. The intent of Forensic's Warranty Walk was to evaluate the condition of these components and the contractor's Work, noting defects, damage, and any problems with performance.

The following report has been prepared to provide representative photographic documentation and discussion summarizing Forensic's observations of the condition of the contractor's Work approximately one year after completion of the rehabilitation project. These items can be found in the sections labeled by building letter and Clubhouse.

ONE-YEAR WARRANTY WALK SCOPE

Forensic's One-Year Warranty Walk was limited to observation and evaluation of the as-built construction assemblies of the building and carport exterior walls, decks, roofing, and associated components. The evaluation is as they existed at the time of our presence on site at the Property. All other construction assemblies or building locations not specifically identified below were beyond the scope of our One-Year Warranty Walk. Note that Forensic's One-Year Warranty Walk was limited to the following as described in the Scope of Work for the Rehabilitation Project.

- Visual review of deck surface coatings and deck conditions.
- Visual review of deck and exterior railing assemblies.
- Visual review of exterior stair assemblies.
- Visual review of exterior wall cladding assemblies and associated components.
- Visual review of window, sliding glass door, and swing door installations.



- Visual review of other wall and roof penetrations.
- Visual review of roofing assemblies.
- Visual review of gutter and downspout assemblies.
- Visual review of exterior drainage provisions near building foundations.
- Visual review of existing conditions and non-conformance items.

We appreciate your confidence in Forensic and we look forward to addressing any questions or concerns that you may have regarding the contents of this report. Please do not hesitate to contact Forensic at (503) 772-1114 or info@forensicbuilding.com if we can be of further assistance. Thank you.

Respectfully submitted,

FORENSIC BUILDING CONSULTANTS

A handwritten signature in black ink that reads "Matthew Ariniello".

Matthew Ariniello,
Building Science Technician

A handwritten signature in black ink that reads "Jerry Wyatt".

Jerry Wyatt,
Building Science Consultant

A handwritten signature in black ink that reads "Toby C. White".

Toby C. White,
Vice President and Director of Technical Services

1.1. GENERAL NOTES – HOA MAINTENANCE ITEMS

Explanatory Notes:

All buildings

Photo not available.

Maintenance note for ORC HOA: Annual deck surface cleaning is recommended to prolong deck surface coating's life.

Explanatory Notes:

All buildings

Photo not available.

Maintenance note for ORC HOA: Hard, sharp, and abrasive objects on deck surface coatings should be protected so as to not cause damage to the deck coating system.

Explanatory Notes:

All buildings

Photo not available.

Maintenance note for ORC HOA: Vegetation should be trimmed away from buildings for separation and preventing damage to paint coatings, cladding components, roofing, and clogging of gutters and downspouts.

Explanatory Notes:

All buildings

Maintenance note for ORC HOA: Pots are required by the manufacturer to be on pedestals which allow adequate drainage and prevent water ponding underneath and on deck surface coating.



1.1. GENERAL NOTES – HOA MAINTENANCE ITEMS



Additional photo of condition shown previously.



Explanatory Notes:

Carport in front of Building F

Maintenance note for ORC HOA: Carport gutter damaged. Noted on site as an item damaged after construction, and outside warranty-covered work.

Forensic recommends HOA have I&E make repairs to maintain warranty of associated building components.



Explanatory Notes:

Bldg. E

Unit 102, front elevation – splashing of dirt and bark dust onto cladding from plugged gutters and/or downspouts.

Maintenance note for ORC HOA: Biannual cleaning of gutters and downspouts recommended. More frequent cleanings may be needed as needed on areas that receive higher volumes of natural debris.

1.1. GENERAL NOTES – HOA MAINTENANCE ITEMS



Explanatory Notes:

Bldg. E

Unit 103, front elevation – splashing of dirt and bark dust onto cladding from plugged gutters and/or downspouts.

Maintenance note for ORC HOA: Biannual cleaning of gutters and downspouts recommended. More frequent cleanings may be needed as needed on areas that receive higher volumes of natural debris.



Explanatory Notes:

Bldg. I

Unit 101, side elevation – Exposed wire in French drain system.

Maintenance note for ORC HOA: Refer to professional electrician for recommendations.



Explanatory Notes:

Bldg. G

Unit 201, front elevation, – deck surface coating discolored and damaged. Noted on site as an item damaged after construction, and outside warranty-covered work.

Forensic recommends HOA verify damage has not caused water to penetrate through deck coating system. Then have I&E make appropriate repairs, cleaning and resurfacing per manufacturer requirements, to maintain warranty of associated building components.

1.1. GENERAL NOTES – HOA MAINTENANCE ITEMS



Additional photo of condition shown previously illustrating damage to deck coating.



Explanatory Notes:

Bldg. A

Unit 203, front elevation – Deck coating chipped and damaged. Noted on site as an item damaged after construction, and outside warranty-covered work.

Forensic recommends HOA verify damage has not caused water to penetrate through deck coating system. Then have I&E make repairs, cleaning and repairing per manufacturer requirements, to maintain warranty of associated building components.



Explanatory Notes:

Bldg. C

Maintenance note for ORC HOA: Newly observed cracked top concrete stair step found at unit 201 entry.

Forensic recommends damaged steps be replaced immediately. HOA discussed on site this is included in upcoming repairs needed to similar conditions on property.

1.2. BUILDING F



Explanatory Notes:

Bldg. F

Unit 103, front elevation – Contractor to apply paint at omitted areas on base of wall flashing.



Explanatory Notes:

Bldg. F

Unit 106, side elevation – Contractor to touch up paint at hose bib mounting block.

1.3. BUILDING E

Explanatory Notes:

Bldg. E

Unit 104, side elevation – Contractor to touch up paint to match building color. Reference photos to left and close up photos below.



1.4. BUILDING I



Explanatory Notes:

Bldg. I

Unit 201, front elevation – Sealant void at front door head. Contractor to repair sealant per manufacturer recommendations.

1.5. BUILDING H

Explanatory Notes:

Bldg. H

Unit 104, front elevation – Contractor to touch up paint on utility box near entry.



1.6. BUILDING G



Explanatory Notes:

Bldg. G

Unit 102, rear elevation – Contractor to touch up paint at utility box mounting block.



Explanatory Notes:

Bldg. G

Unit 103, rear elevation – Contractor to repair sealant joint void at window corner dynamic joint.



Close-up photo of condition shown previously.

1.6. BUILDING G



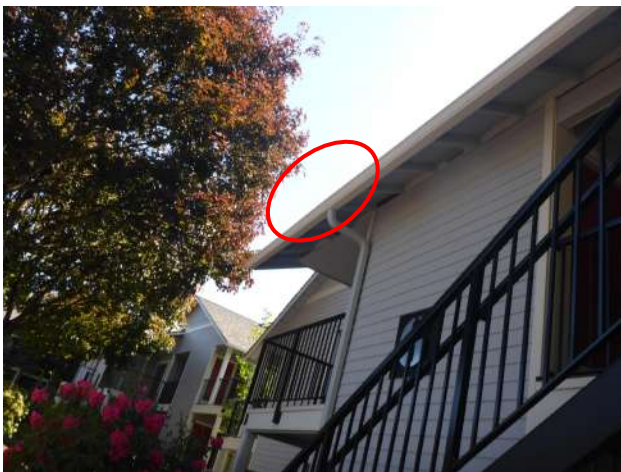
Explanatory Notes:

Bldg. G

Unit 203, front elevation – Contractor to ensure gutter fasteners are fully and securely seated.



Close-up photo of condition shown previously.



Explanatory Notes:

Bldg. G

Unit 202, front elevation – Contractor to ensure gutter fasteners are fully and securely seated.

1.6. BUILDING G



Close-up photo of condition shown previously.

Explanatory Notes:

Bldg. G

Unit 103, front elevation – Contractor to repair sealant joint void at window corner dynamic joint.



Explanatory Notes:

Bldg. G

Unit 204, front elevation – Contractor to repair area of rust and bubbling showing through front exterior door as reported by unit owner.

Photo not available.
Unit owner reported after site visit.

1.7. BUILDING A

Explanatory Notes:

Bldg. A

Unit 102/103, rear elevation – Contractor to apply paint at omitted areas on base of wall flashing.



Close-up photo of condition shown previously.



Explanatory Notes:

Bldg. A

Unit 105, side elevation – Contractor to repair sealant joint void at window corner dynamic joint, and missing railing end caps at exterior stairs.



1.7. BUILDING A



Close-up photo of condition shown previously illustrating sealant void (left), and missing railing end caps (below).



Explanatory Notes:

Bldg. A

Unit 104/204, front elevation – Contractor to clean paint on railings.



1.8. BUILDING B



Explanatory Notes:

Bldg. B

Unit 101, rear elevation – Contractor to apply paint at omitted areas on deck flashing.



Explanatory Notes:

Bldg. B

Unit 101, rear elevation – Contractor to repair sealant joint void at window head corner dynamic joint.



Explanatory Notes:

Bldg. B

Unit 104, side elevation – Contractor to touch up paint at lap siding.

1.8. BUILDING B

Explanatory Notes:



Bldg. B

Unit 104, side elevation – Contractor to clean paint on railings.

1.9. BUILDING C



Explanatory Notes:

Bldg. C

Unit 202, front elevation – Contractor to repair sealant joint void at window head corner dynamic joint.



Explanatory Notes:

Bldg. C

Unit 104, rear elevation – Contractor to securely and properly attach electrical conduit.



Explanatory Notes:

Bldg. C

Unit 104, side elevation – Contractor to securely and properly attach electrical junction box.

1.10. BUILDING D

Explanatory Notes:

Bldg. D

Unit 101, rear elevation – Contractor to apply paint at omitted areas on base of wall flashing.



Close-up photo of condition shown previously.



Explanatory Notes:

Bldg. D

Unit 106, side elevation – Contractor to securely and properly attach electrical conduit.



1.10. BUILDING D



Explanatory Notes:

Bldg. D

Unit 202/203, front elevation – Contractor to remove paint from eave vent screens to allow proper flow and movement of air through.

1.11. CLUBHOUSE



Explanatory Notes:

Clubhouse Building

Pool elevation – Contractor to touch up paint at omitted areas on base of wall flashing.



Close-up photo of condition shown previously.



Explanatory Notes:

Clubhouse Building

South elevation – Contractor to touch up paint at outside corner trim and pool fence attachment.

1.11. CLUBHOUSE



Explanatory Notes:

Clubhouse Building

South elevation – Contractor to install missing at pipe penetration. Touch up with paint to match building.



Explanatory Notes:

Clubhouse Building

Side elevation – Contractor to repair sealant joint void at window sill dynamic joint.



Close-up photo of condition shown previously.

APPENDIX A1: DISCLOSURES AND LIMITATIONS

1. **Nonconforming Conditions:** Forensic defines “nonconforming conditions” as construction conditions that fail to conform with the Property’s applicable building code requirements, “project documents” available for Forensic’s review, referenced standards and other industry association standards, as well as sound construction and weatherproofing principles.
2. **Project Documents:** Within the scope of Forensic’s services at the Property, “project documents” include (but are not necessarily limited to) the following: construction document drawings, project manual or written specifications, submittals or test reports, and building product manufacturer information.
3. **Service History Information:** Within the scope of Forensic’s services at the Property, “service history information” includes (but is not necessarily limited to) the following: accounts of previous water leakage or symptoms of leaks reported by building owners or occupants, maintenance or repair records, or previous investigation reports by others.
4. **Investigation Methodology:** Forensic’s investigation techniques consisted of examining select building components and/or systems throughout the Property’s building envelope assemblies at locations where our experience has shown us that nonconforming construction conditions, water leakage, and/or property damage have a high likelihood of existing or developing. However, because Forensic’s investigation did not include the complete removal of the Property’s exterior wall coverings, roof coverings, fenestration (door & window) assemblies, and any other building components or systems overlaying the Property’s underlying structure, water-resistive barrier (WRB), and other concealed building envelope assemblies, there remains the possibility of the existence of concealed property damage, water leakage, and/or nonconforming construction conditions that Forensic could neither detect, document, nor report on.
5. **Visual Review:** In general conformance with the investigation methods described by ASTM E 2128 “Standard Guide for Evaluating Water Leakage of Building Walls,” and/or ASTM D 7053 “Standard Guide for Determining and Evaluating Causes of Water Leakage of Low-Sloped Roofs,” Forensic performed a visual review of the unconcealed and accessible surfaces of the building components, systems, and locations included within the scope of Forensic’s services at the Property. The objectives of Forensic’s visual review were to document the existing construction conditions at the Property, to identify workmanship and/or building product deficiencies that have the potential to compromise the weather resistance of the Property’s building envelope assemblies, and to formulate an initial hypotheses regarding the causes of evident weather resistance deficiencies or damage at the Property.
6. **Report Revisions:** Forensic reserves the rights to amend, modify, and/or re-issue this report as more information becomes available for Forensic’s review, or as additional investigation proceeds. This report is intended solely for use by Forensic’s client and should, in any event, be reproduced only in its entirety, with this disclaimer included.