

**OSWEGO RIDGE CONDOMINIUMS
CERTIFICATE OF SUBSTANTIAL COMPLETION**

Project	Oswego Ridge Condominiums 86 Kingsgate Drive Lake Oswego, OR 97035	Description	Building Envelope Rehabilitation Consulting
Client	Oswego Ridge Condominiums HOA C/o Community Associations Partners, LLC PO Box 2429 Beaverton, OR 97075	Contractor	I&E Construction, Inc. 9550 SE Clackamas Rd. Clackamas, OR 97015
		Date	March 28, 2018

Pursuant to the Agreement with the Client dated October 5, 2016, Forensic Building Consultants (Forensic) was retained to provide professional building envelope consulting services at the Project.

This Certificate of Substantial Completion applies to all building envelope Work under the Contract Documents.

The Contractor's Work for this Project has been reviewed and found, to the best of our knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for it's intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

A list of items to be corrected or completed is attached hereto. I&E Construction, Inc. has allocated a value of \$48,160.00 for the remaining Punch List Items. This amount is to be withheld from payment until Final Completion has been confirmed. The failure to include any items does not alter the Contractor's responsibility to complete all Work in accordance with the Contract Documents. Additionally, please note that Forensic was not continuously onsite to evaluate all of the Contractor's work, and there were areas where the Contractor corrected nonconforming items while Forensic was not present. In these instances, Forensic relied on the Contractor's verbal or written confirmation that the nonconforming items were corrected.

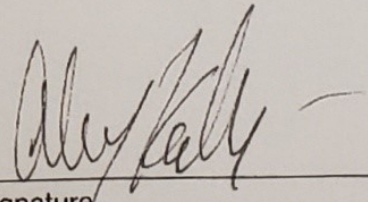
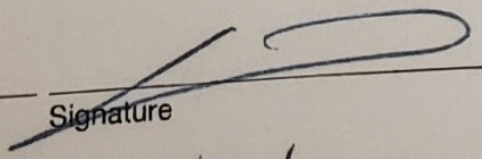
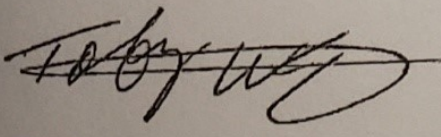
Warranty:
The Contractor is responsible for correcting all defects in workmanship and materials within one (1) year after acceptance of this work.

Date of Commencement:
March 16, 2018

Executed by:
Forensic Building Consultants
By: Toby White

Accepted by:
Oswego Ridge Condominiums Home Owners Association
By:

Accepted by:
I&E Construction, Inc.
By:



Signature

Signature

Signature

3.28.2018

3/29/2018

3/29/18

Date

Date

Date