

OSWEGO RIDGE CONDOMINIUMS

Summary of Rehabilitation Work

BUILDING EXTERIORS

Wall Assemblies

- Replaced damaged or deteriorated sheathing, gypsum board, insulation, and framing members
- Cedar bevel lap siding replaced with fiber cement lap siding over rain screen cavity
- Cedar trims replaced with fiber cement trims
- #30 felt and building paper WRB replaced with WeatherSmart WRB
- Metal flashings replaced with galvanized flashing and bonderized, fully soldered metal saddles
- All sealant joints replaced with static and dynamic joints
- Original aluminum and broken vinyl windows replaced with new vinyl assemblies, some with tempered glass as required
- Original aluminum and broken vinyl sliding glass doors replaced with new vinyl assemblies
- Front entry doors replaced or repaired depending upon damage. Replaced door handles, locks, and kick plates. All doors painted.
- Storage doors replaced or repaired depending upon damage. All doors painted.
- Assorted variety of building light fixtures replaced with new LED fixtures as well as additional LED light fixtures installed
- Original hose bibb faucets extended and replaced with frost-free assemblies
- Original exterior electrical outlets replaced with new outlets and bubble covers
- Original exhaust vents replaced with new serviceable assemblies
- Painted all siding, trim, and exposed flashings
- Original plywood building letters replaced with new stainless steel assemblies
- Original unit numbers replaced with new

Deck Assemblies and Patios

- Replaced all concrete deck column footings
- Replaced damaged or deteriorated sheathing and framing members

- Re-sloped deck framing to drain
- Existing waterproof deck coatings and outdoor carpet replaced with new Westcoat ALX Pro cementitious waterproofing system
- Original wood railing assemblies replaced with new aluminum guardrails at stairs, landings, and private decks and balconies
- Original wood privacy fences at patios replaced with new wood privacy fences
- Existing soffit boards replaced with fiber cement soffit boards
- Metal flashings replaced with galvanized flashing and bonderized, fully soldered metal saddles
- All sealant joints replaced with static and dynamic joints
- Painted all soffits, trims, stair stringers, and exposed flashings

Roofing Assemblies

- Masonry roofing tiles and wood furring replaced with Certainteed Landmark TL asphalt shingles
- Original WRB underlayment replaced with new
- Metal flashings replaced with galvanized flashing and bonderized, fully soldered metal saddles
- All sealant joints replaced with static and dynamic joints
- Existing gutters and downspouts repaired or replaced with new depending on damage and corrosion
- Serviceable downspout cleanouts added
- Chimney caps and flue caps replaced
- Roof button vents replaced with new Certainteed ridge vent assemblies
- Existing exhaust vents and pipe jacks replaced with new assemblies and tight-lined to the exterior
- Additional ventilation and bird blocking installed at roof eaves
- Painted all trim, gutters, downspouts, and exposed flashings

OTHER STRUCTURES

Carports

- Replaced damaged or deteriorated sheathing, framing, and posts
- Masonry roofing tiles and wood furring replaced with Certainteed Landmark TL asphalt shingles

- Original WRB underlayment replaced with new
- Metal flashings replaced with galvanized flashing and bonderized, fully soldered metal saddles
- All sealant joints replaced with static and dynamic joints
- Existing gutters and downspouts repaired or replaced with new depending on damage and corrosion
- Assorted variety of light fixtures replaced with new LED fixtures
- Parking stall number designations removed and painted on
- Painted all existing cedar bevel lap siding, trim, sheathing, framing, posts, and exposed flashings

Garbage Enclosures

- Replaced damaged or deteriorated sheathing, gypsum board, insulation, and framing members
- Cedar bevel lap siding replaced with fiber cement lap siding over rain screen cavity
- Cedar trims replaced with fiber cement trims
- #30 felt and building paper WRB replaced with Weathersmart WRB
- Metal flashings replaced with galvanized flashing and bonderized, fully soldered metal saddles
- All sealant joints replaced with static and dynamic joints
- Installed new metal wall cap flashing
- Existing chain-link gates replaced with new chain-link gate assemblies
- Painted all siding, trim, exposed flashings, and chain-link gate assemblies

SITE WORK

Walkways, Lighting, & Other Miscellaneous Items

- Concrete walkway cracking, spalling, and trip hazards repaired
- Original wood handrail assemblies replaced with new aluminum handrails at stairs, landings, and walkways
- Existing wood-framed light poles and fixtures replaced with new LED fixtures atop fiberglass poles

Oswego Ridge Condominiums
86 Kingsgate Rd.
Lake Oswego, OR 97035
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OTHER WORK IN PROGRESS THROUGH LANDSCAPER

- French drains installed at building perimeters
- Landscaping drain lines added and repaired