

November 16, 2023

Parkplace Homes
19732 50th Ave W
Lynnwood, WA 98036

RE: Parkplace Homes – Proposal for Building Envelope Investigation

Property Addresses: 19732 50th Ave W, Lynnwood, WA 98036

INSPECTION SERVICES

Evolution will access the exterior of the buildings from ground level and by using ladders. Our technicians will observe the cladding system, exposed flashings, a sampling of unit decks, roofs, sealants, windows, and doors. The purpose of the inspection is to verify the existing conditions for signs of deficiencies and potential underlying issues. An inspection of all attic spaces will be included to look for signs of ventilation issues, roof leaks, and/or disconnected ducting. Attic inspections require access through the units, so we will inspect all attics that can be made available during the course of one business day.

In addition, Evolution will perform a limited intrusive investigation to gain a general understanding as to the potential for hidden water damage caused by water intrusion from weather events. The investigation will include performing six (6) openings in the exterior cladding. Evolution will utilize the services of a contractor to make the openings and to reinstall siding and trim following the investigation. The cost of the contractor is **included** in this proposal.

During the inspection, the wall sheathing and any exposed framing will be tested for water content. Following our inspections and testing, Evolution will develop a finding report with photo documentation and descriptions of the existing conditions.

BUDGET

Evolution Architecture will perform the services as outlined above for a **Set Fee of \$6,250.00 including the contractor.**

LIMITATIONS

This scope of work is intended to provide the client with an assessment of the present condition of the building envelope as related to the weatherization functions. Additional services as requested by the Board will be billed on a 'Time and Cost' basis.

CLIENT ACKNOWLEDGEMENT

Client acknowledges by signing below Client authorizes Evolution Architecture to commence services. Please return a signed copy of this proposal to Evolution Architecture.

EVOLUTION ARCHITECTURE, LLC

By: 

Print Kris Eggert

Its: Managing Partner

Date: November 16, 2023

CLIENT: PARKPLACE HOMES

By: Kerri DeArmas

Print Kerri DeArmas

Its: Property Manager

Date: 02/07/2024