

# ParkPlace Homes Meeting Packet 24.09.06

We have been mighty quiet this year so far! We thank you all for your patience. Please find a breakdown of what will be discussed in our upcoming meeting. This document will explain why we have been so quiet!

## Dryer Vent Cleaning - \$1149

We opted to continue our existing vendor relationship with "Dryer Vent Solutions" from previous years, they will be out September 10th starting at 9am. Unit access is NOT required.

Additionally, they will schedule a limited number of units for optional inside cleaning, which includes checking the airflow and cleaning behind the lint screen. Priority for these appointments will be given to residents experiencing dryer issues, such as long drying times or damaged flex hoses. The cost for the optional inside cleaning service is \$40 (including sales tax). If you are interested in scheduling the inside cleaning, please contact Dryer Vent Solutions directly at 425-398-5001.



425-398-5001

DVS, Inc. FAX 425-291-7141  
720 N. 10th St STE A360  
Renton, WA 98057  
www.dryerventcleaning.com

### PROPOSAL

Date	Estimate #
8/23/2024	3740

Name / Address
Park Place c/o Nash Property Management PO BOX 75535 Seattle, WA. 98175

Job Site
Park Place Condominiums 19726, 19728, 19730, 19732 50th Ave W, Lynnwood 98336

Description	Qty	Rep		LW
		Cost	Total	
We propose to furnish all materials and perform all labor to complete the following:  Clean all dryer vents at: Park Place - 16 Units  Jet-snake from outside – cleans from vent cover to behind dryer Remove any bird nests  ***We will schedule a limited number of individual units for a \$40 inside cleaning. Preference will be given to homeowners with existing dryer/ dryer vent issues. Homeowners can call us directly with any concerns.  Homeowners who are interested in more details about our cleaning procedure are encouraged to visit our web site at: <a href="http://www.dryerventcleaning.com">www.dryerventcleaning.com</a>  All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of: \$1,149.20	16	65.00	1,040.00T	
DVS, Inc. # 91-1549736	<b>Subtotal</b>		\$1,040.00	
	<b>Sales Tax (10.5%)</b>		\$109.20	
Signature _____	<b>Total</b>		\$1,149.20	

See attachment "01 Dryer Vent Solutions.pdf"

# Fence - \$1680

We were contacted by the city of Lynnwood about our fence between our property and Beaver Cove. We worked with Jack, a handyman we work with through Nash property management to implement spot fixes. Due to our focus on wider issue remediations, we avoided taking on unbudgeted costs of a full fence replacement.

We had a choice between 2 spot fix options presented by Jack

- 1) *repair the leaned fences ~ 6-7 posts. 450.00*
- 2) *replace with new fences just for the 4 leaned fences. \$1680.00*

Of the 2 options presented, we went for option 2, as the idea of having multiple 45 degree stakes supporting the fence from the side of our neighbor’s property didn’t seem a smart way to maintain good neighborly relations!

NOTE: In the below quote, only option 2 has a cost detailed, though both are written out. The above italicized text was from the email he sent us with prices for both.



## H & J Handyman Estimate

503-999-1480

Date: 04/11/2024  
ESTIMATE # [26]

Quality work-Same price for both Weekend and Weekday

Comments Fence is falling down due to Support posts

Bill To *Nash Property Management*  
*Job Site: ParkPlace*  
*1972650th Ave W*  
*Lynnwood, WA 98036*  
*Fence Repair*

Date	Description	Amount
This estimate is effective for 15 days from the date above.	Option 1) repair the leaned fences ~ 6-7 posts. Not sure if the neighbor would accept multiple 45 degree wood stakes until the actual fence is in place. Will required digging to remove part of the soil in order put stakes in. (included labor of 2, wooden stakes for all leaned posts, digging to remove soil, labor, and taxes) – 1 day	
	Option 2) replace with new fences just for the 4 leaned fences. All the posts will need to new material, dig 4 holes, put in new concrete, new fence boards, post caps, dispose old fence material labor, and dispose fee. The fence will need to move about 3-5 inches towards the neighbor because the debris from the tree needles and tree trunk need more room. And repair the 2 badly leaned posts with 45 degree wood s takes until the actual fence is in place. (note: not include paint or stain the fence). (included labor of 2, below material, digging to remove soil, labor, and taxes) – 2 to 3 days	\$1680.00
	~96 x exterior wood fence boards	
	4 x 4x4 exterior wood posts	
	8 x 2x4 exterior wood rails	
	5 x bags of post concrete	
	2 x types of exterior screws	
	4 x post caps	
	2-3 x stakes for other leaned posts (next to these 4 leaned fences)	
	+ taxes	
		Amount

Note: The above estimate is based solely upon the project description and initial inspection of the project work site. Estimate could change upon discovery of the need for additional work and or materials once the project has started. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written consent by customer and will become an extra charge over and above the estimate. All agreements, contingent upon strikes, accidents, or delays are beyond our control.

See attachment “02 H&J Fence.pdf”

# Pest Control - VOTE IN MEETING

We ask all residents to refrain from putting food outside. This activity has resulted in rats digging tunnels around the foundation of 19730. The board will vote on the following quotes in our upcoming meeting.

Note: As a board we had previously voted to authorize purchase of rat poison, a fact I mentioned to some residents of 19730. Kerri stepped in to warn that this could open us up to legal and otherwise risk, and advised us to go with pest services. We are following her advice, and have not purchased any poison. The proposals are all box traps designed to get rats only. Our neighborhood cats and racoon friends will not be impacted.

Quote #1 'Parker Eco Pest Control' **\$1322 Per Year** (\$330\*4 quarters)



**Parker Eco Pest Control**  
1906 Hoyt Ave | Everett, WA 98201  
800-326-1698 | info@parkerecopestcontrol.com | www.parkerecopestcontrol.com

RECIPIENT:

**Parkplace Homes**  
PO BOX 75535  
Seattle, WA 98175

SERVICE ADDRESS:

19726 50th Avenue West  
Lynnwood, Washington 98036

Quote #1491

Sent on 08/27/2024

Total \$330.70

Product/Service	Description	Qty.	Unit Price	Total
Inspection findings	Samuel was out to inspect on 08/26/24 for rodents. While there he noted the following: "Inspected all four crawlspaces of the 4 buildings. No signs of any rodent activity in any of them. Looks like most of the activity is centered around the garbage bins and the retaining pond in the back corner of the property. Low population recommend quarterly service."  Samuel recommends moving forward with our Quarterly Service Plan for rodenticide rodent control.			
Quarterly Service Plan - Rodents	Priced per quarter. Includes service every 3 months and up to 4 free follow ups per year. One year commitment from date of first Quarterly Service visit. Install and maintain rodent bait boxes.	1	\$299.00	\$299.00

Pests Covered: Pavement ants, Odorous house ants, Rodents, Wasps, Beetles, Moths, Spiders  
We do not service for bed bugs or WDOs such as termites.  
Terms and conditions are an important part of our service. Find details on the following page.

Subtotal	\$299.00
Washington, Lynnwood City (4.1%)	\$12.26
Washington State (6.5%)	\$19.44
Total	\$330.70

See attachment “03 Parker Pest Control.pdf”

Quote #2 'Eagle Pest Eliminators' **\$2305 Per Year** (\$685 + (\$135\*12 months))



Parkplace Homes  
19726-19732 50<sup>th</sup> Ave. W.  
Lynnwood, WA 98036

Pest Eliminators

**PROPOSAL FOR RODENT CONTROL**

**SCOPE OF SERVICE-**

1. Provide once a month service for rodent control.
2. Inspect areas around all buildings for signs of rodent burrows and bait burrows as needed.
3. Install and service (12) exterior rodent stations in strategic areas around property to eliminate rodent populations. **Eagle Pest will use punch cards on every station so it's clear when we came out and that each station was serviced.**
4. **Communicate results** in writing and verbally as needed.
5. Emergency service will be provided at a quoted rate prior to coming out.
6. Program to be **quality assured quarterly** to ensure all parts of the program are being adhered to and to evaluate its effectiveness.

**Note-** service is on a month to month basis and can be cancelled by either party with a written 30 day notice

**Pests Covered-** Rodents

**Initial Service Charge-** \$685.00 (one time fee for equipment and set up)

**Monthly Service Charge-** \$135.00 plus tax

ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBMITTED BY Doug Oliveira DATE 8-26-24

1710 100th Pl. SE Ste. 104 • Everett, WA 98208 • Tel: 425-398-7365 • Fax: 425-398-7965

**See attachment "04 Eagle Pest Eliminators.pdf"**

Quote #3 '4 Seasons Pest Control' **\$2195 Per Year** (\$575 + (\$405\*4 quarters))

This is Shiela with 4 Seasons Pest Control.

Jenny went out to Park Place at 19726-19732 50th Avenue W Lynnwood to look at the property for rodent control.

We would charge \$575.00 + tax for the initial treatment. That includes the inspection and set-up of bait stations around all 4 buildings.

The quarterly price would be \$405.00 + tax. That includes inspection and making sure all bait stations are filled.

This service includes inside treatment of all units. There is no charge for extra service calls.

If you have any questions or concerns please give me a call at 206-367-4444.

Have a great weekend.

Shiela Gilpin

# Concrete - \$3318

As part of our '24 budget we included remediating the tripping hazard concrete in front of 19732 which has been completed at this time.

We pursued 3 quotes, but only 2 vendors replied to us, we opted for quote #2 @ \$3318, with the reasoning being that between our handyman and a company that specializes in only concrete, we wanted to opt for specialists to ensure the best finish both technically and visually.

## Quote #1 H & J \$1205



### H & J Handyman Estimate

503-999-1480

Quality work- Same price for both Weekend and Weekday

Date: September 13, 2023  
ESTIMATE # [189]

Comments **WORK ORDER NUMBER**

Bill To *Nash Property Management*  
Job Site:  
*Park Place Homes*  
*19724 50th Ave W,*  
*Lynnwood, WA 98036*  
*Common area*  
Customer ID 267

Date	Description	Amount
This estimate is effective for 15 days from the date above.	<b>Objective:</b> In front of 19732 building: Replace sidewalk –remove the old sidewalk. Remove the underground branches down to few inches. Install new concrete. Try to find the similar rocks.	<b>Material/Labor</b> <b>\$1090.00</b>  <b>Taxes</b> <b>\$115.00</b>
	<b>Material (covered by H &amp; J)</b> <ul style="list-style-type: none"><li>Concrete</li><li>Rock</li><li>Support wood for borders</li></ul> <b>Material (covered by customer)</b> <ul style="list-style-type: none"><li>none</li></ul> <b>Labor (required 1 persons minimum)</b> <ul style="list-style-type: none"><li>Clean up.</li><li>Include take photos before and after installation.</li><li>Include dispose garbage.</li></ul> <b>Time to complete:</b> <ul style="list-style-type: none"><li>Estimate finish within 1 day</li></ul>	
		Amount
		<b>\$1205.00</b>

Note: The above estimate is based solely upon the project description and initial inspection of the project work site. Estimate could change upon discovery of the need for additional work and or materials once the project has started. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written consent by customer and will become an extra charge over and above the estimate. All agreements, contingent upon strikes, accidents, or delays are beyond our control.

See attachment “05 H&J Concrete.pdf”

FINANCE ESTIMATE

Jireh Asphalt & Concrete Services  
8423 Mukilteo Speedway #101  
Mukilteo, WA 98275  
(425) 737-6355

Project Manager  
Jonathan Herrera  
(425) 626-1877  
jona@jirehwa.com




Nash Property'-Kerri DeArmas  
Site: 19732 50th Ave W, Lynnwood, WA 98036,  
PO BOX 75535 Seattle, WA 98175  
Lynnwood, WA 98036

Estimate #	4065
Date	6/11/2024

Item	Description	Price	Amount
CONCRETE SLAB	<p>Objective: The objective of this project is to conduct saw cutting, removal, and replacement of an existing concrete slab, as well as preparatory work to ensure a stable and durable foundation for the new concrete. Additionally, the project aims to address any tree roots in the area that may interfere with the new slab. The goal is to efficiently execute these tasks within the specified timeline, ensuring the installation of a new concrete slab with high-quality materials and craftsmanship.</p> <p>Scope of Work:</p> <p>1. Saw Cutting and Removal:</p> <ul style="list-style-type: none"><li>- a. Saw cut and remove the existing concrete slab up to 4 inches in depth, including 2 to 3 inches of soil materials beneath.</li><li>- b. Precisely cut the concrete to facilitate removal while minimizing damage to surrounding structures.</li></ul> <p>2. Tree Root Removal:</p> <ul style="list-style-type: none"><li>- a. Identify and cut/dig up any tree roots in the area of the new slab to prevent interference with the installation and long-term stability of the concrete.</li></ul> <p>3. Hauling and Dump Fees:</p> <ul style="list-style-type: none"><li>- a. Haul away the demolished concrete and soil materials from the site.</li><li>- b. Pay dump fees associated with the disposal of demolition debris in compliance with local regulations.</li></ul> <p>4. Installation of New Gravel Base:</p> <ul style="list-style-type: none"><li>- a. Install a new gravel base 2 to 3 inches thick within the prepared excavation area to provide a stable and compacted foundation for the new concrete slab.</li><li>- b. Compact the gravel base to achieve the required density and load-bearing capacity.</li></ul> <p>5. Formwork Setup:</p> <ul style="list-style-type: none"><li>- a. Set forms for the new concrete slab using wooden or metal boards to contain the concrete during pouring.</li><li>- b. Ensure the forms are properly aligned, securely braced, and meet the specified dimensions for the slab.</li></ul>	\$3,799.50	\$3,799.50

See attachment "06 Jireh Concrete.pdf"



Item	Description	Price	Amount
	<p>6. Supply and Pour Concrete:</p> <ul style="list-style-type: none"> <li>- a. Supply commercial-grade concrete with a minimum strength of 4000 PSI for the new slab.</li> <li>- b. Pour concrete to a thickness of 4 inches, ensuring uniform coverage within the formwork.</li> <li>- c. Implement tooled joints in the concrete surface to control cracking and enhance structural integrity.</li> <li>- d. Achieve an aggregated finish for the concrete slab to provide texture and improve traction.</li> <li>- e. Cover approximately 100 square feet of area with the new concrete slab.</li> </ul> <p>7. Project Timeline:</p> <ul style="list-style-type: none"> <li>- a. The project is scheduled to be completed within 1 to 2 days from start to finish, including all necessary tasks from demolition to concrete pouring and finishing.</li> </ul> <p>8. Parking Availability:</p> <ul style="list-style-type: none"> <li>- a. Parking facilities are available on-site to accommodate project personnel and equipment throughout the duration of the project.</li> </ul>		
			
COMMUNITY APPRECIATION PROMO	<p>We value our local community and want to show our appreciation for your support. That's why we're excited to offer an exclusive benefit just for you this discount is our way of saying thank you for choosing to support local businesses like ours. Thank you for being a part of our community, and we look forward to serving you soon! Expires on 6/30/2024</p>	(\$799.25)	(\$799.25)

- Note: Pricing is based on a bundle package. Pricing can increase if items are picked individually.  
- Work will be scheduled on a Monday - Friday basis (Price is subject to change for weekend dates).  
- WE OFFER FINANCING. [CLICK HERE!](#)  
- **We meet or beat any other estimates. Estimate is only good for 30 days.**  
- To schedule, we need a **signed contract** and **50% deposit** of total estimate. Balance is due at completion of job.

<b>Sub Total</b>	\$3,000.25
<b>LYNNWOOD-3110-eff 04/22 (10.6000 %)</b>	\$318.03
<b>Total</b>	\$3,318.28

# Snow - VOTE IN MEETING

Ice and snow mitigation has remained problematic. The costs are extremely difficult to forecast as they are variable based on real time weather. This past winter we ended up going over budget with ~10k in snow and ice mitigation. The problem is that the way most vendors work is we engage with them in a contract to cover us for a period of time, and they come every time its forecast to hit a certain temperature. This past winter this resulted in a VERY well salted driveway, for conditions that frankly didn't warrant it. This model can and has resulted in significant unexpected cost overruns. However the benefit of this approach is we are on an automatic schedule, so if we get walloped with snow, we get rapid priority treatment.

Alternatively, there are services which allow us to pay per plow, but are in the ~800 per plow range. While potentially more cost effective, we are lower priority in this approach, and a heavy snow year would add up very fast.

Considering the above, we are exploring a 3rd approach for this coming winter

- 1) We maintain a "call for plow" contract in the event that we get overwhelmed
- 2) We invest in heavier duty snow and ice mitigation equipment to allow us to handle most circumstances

One time equipment purchase:

Electric snow blower: \$1300\* <https://tinyurl.com/ParkPlaceSnowBlower>

Heavy wheeled salt spreader: \$280\* <https://tinyurl.com/ParkPlaceSaltSpreader>

Consumable purchase:

Pallet of anti corrosion ice melt: \$650\* <https://tinyurl.com/ParkPlaceSaltPallet>

\*Prices as of writing

Details:

I opted for electric snow blowers over gas powered as storing fuel in our basement is a spectacularly bad idea. While we have a hand spreader currently, it's already a chore to use that thing to handle the sidewalks. With a wheeled spreader it not only makes the sidewalks into a 3 minute adventure, but it makes it possible to quickly salt our driveways as well.

For storage, a pallet of melt will fit in any of the cages with 1 inch of clearance on the sides. I (Quinn) am happy to allow 'my' storage cage to be used for COA purposes to hold said ice melt and all equipment. Please note there is no detail on which cage belongs to whom in our CCR's and once we rebuild the basements we will assign them to units. I plan to snag the cage that has the only electrical outlet, as that is 'building' not 'unit' power, and is an COA expense. Thus that outlet can be used for charging the snow blower, and will not be used for any non COA purposes.

While one pallet of ice melt weighs in at literally one ton, it is by far the most cost effective option from a cost per pound perspective. We can purchase as we go, but any significant storm results in all stores being wiped out of all snow mitigation tools and consumables. By going this route, we have a stash which should last us for years. I volunteer to move the pallet to the basement, but would welcome any volunteers who want to help move 50 pound bags for an hour or 2!

Implicit in this proposal is volunteer labor. I (Quinn) will take point on the battle against the elements, though when I am traveling I will ask for help from other board members or interested parties.

Within the bounds of this proposal, we would use reserve funds to purchase the 3 items detailed above prior to winter '24. Cost is ~2230 prior to tax as of current prices. **Vote to authorize up to \$2750 in reserve spending to account for sales tax and price variance.**



# Reserve Study

See attached reserve study documentation, not much to see here regarding updates, as we get these reissued post roof construction we will start to see the numbers trending upwards.

Executive Summary below, full report is attached.



Reserve Study Executive Summary

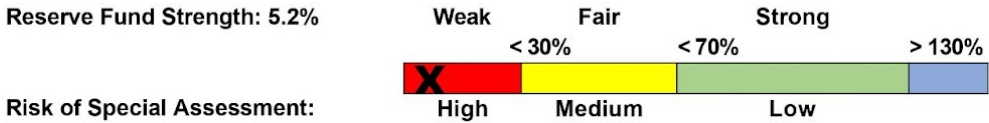
No-Site-Visit

Park Place Condominium -  
Lynnwood, WA  
Level of Service: Update "No-Site-Visit"

Report #: 38175-2  
# of Units: 16  
January 1, 2025 through December 31, 2025

Findings & Recommendations as of January 1, 2025

Starting Reserve Balance	\$43,981
Current Fully Funded Reserve Balance	\$845,130
Percent Funded	5.2 %
Average Reserve (Deficit) or Surplus Per Unit	(\$50,072)
Recommended 2025 100% Monthly "Full Funding" Reserve Transfers	\$6,800
2025 "Baseline Funding" minimum to keep Reserves above \$0	\$6,200
Recommended 2025 Special Assessment	\$176,700***
Most Recent Budgeted Reserve Transfer Rate	\$1,696



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
  - Your Reserve Fund is currently 5.2 % Funded. This means the association’s special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$57,217 - see Component Significance table.
  - Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to 100% in addition to a preliminary Special Assessment of \$176,700 as noted above. The 100% "Full" contribution rate is designed to gradually achieve these funding objectives by the end of our 30-year report scope.\*\*\*
  - No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.
- \*\*\* This Special Assessment is preliminary in nature and is considered a placeholder amount until professional evaluation, scope of work, vendor estimates are gathered. This Special Assessment is recommended to bolster reserves for various expenses outlined for 2025.

See attachment “07 Reserve Study Executive Summary.pdf”  
See attachment “08 Reserve Study.pdf”

# Envelope Inspection - \$6250

We completed our envelope inspection, see attachments. We have an immediate need to replace all roofs, and a need to mitigate the majority of our common areas (siding, porches, Doors, Windows etc).

**Findings Below below, full report is attached.**



**PARK PLACE HOMES**  
BUILDING ENVELOPE INVESTIGATION REPORT

April 2, 2024  
Page 37

## **6.0 RECOMMENDATIONS**

### **A. ISSUES THAT REQUIRE IMMEDIATE ATTENTION**

- a. The rooftops at buildings 19726, 19728, 19730 show signs of ongoing leaks and these roofs appear to have reached the end of their typical useful life. The recent roof repair and current condition of the attics at building 19732 may buy a few years before replacement is warranted. Have bid documents prepared for the replacement of the roofs to ensure all contractors are bidding the same scope of repair. Scope to also include microbial growth abatement within attics, correction of ventilation, removal and replacement of insulation, and installation of insulation baffles. Proceed with roof replacement and microbial growth abatement within attics as soon as economically feasible for the HOA.

### **B. ISSUES THAT REQUIRE ATTENTION**

- a. Based on the limited intrusive and exterior visual inspection findings/observations, and experience with similar buildings, Evolution expects that similar levels of damage that was uncovered at Openings 1, 2, 3, 5, and 6 as well as probable water damage behind wood trim at decks would be found at locations throughout the property. Removal and replacement of the existing siding is warranted to expose all damage and allow repairs to be made. This work will also necessitate the replacement of windows and sliding glass doors to comply with RCW 64.55.
- b. Based on the current conditions of the deck/landing membranes, wood fascia and column trim, it is recommended that the decks be resurfaced and the sheathing below the decks be thoroughly inspected. As part of this project, remove and replace all damaged deck sheathing with new plywood sheathing at all deck locations to conform to building code requirements (minimum ½ inch cross-banded ACX over ¾ inch T&G CDX. Install fluid-applied deck membrane system per manufacturers written instructions, including associated flashings. Replace deck fascia boards and column trim, replace deck railing and soffit materials to match existing. As part of the deck resurfacing project, remove and dispose of the deck column trim. Replace all damaged framing as part of the repair project. Install new Weather Resistive Barrier (WRB) and Self Adhered Flashing (SAF). Replace siding and trim to match existing where removed. Install 24-gauge sheet metal flashings as required by the IBC and manufacturer requirements within areas of repair.
- c. Other items, such as failed sealants, and wood trim repair would be corrected during the repair of the decks and replacement of siding.
- d. Soil and landscaping materials in contact with cladding and deck column base should be removed to allow for a minimum of 6 inches of clearance. Add structural steel saddles at base of deck columns.
- e. Pull back all irrigation lines that touch or are too close to siding/trim.

### **C. MAINTENANCE ITEMS**

- a. Clean fluid-applied membrane decks/landings regularly. After deck/landing repair, verify when they are due for maintenance topcoat per the HOA reserve study and/or manufacturer warranty. Make sure all deck furnishings and planters have proper base protection.
- b. Keep gutters and downspouts clean and free flowing to mitigate water damage. Check slope of gutters and make sure they are sloped to downspout for proper drainage.
- c. Regular cycles of moss and debris removal from rooftops is recommended to help prolong typical useful life of roofs.

**See attachment “09 Envelope Inspection Report.pdf”**

Note: We previously conveyed our votes in our last meeting, but a good callout was made in that meeting about not seeing quotes that we are voting on.

We opted for Quote #2, as Kerri has worked with both companies in the past and recommended Evolution based on the quality and consistency of their output.

Quote #1 J2 \$5200.00

November 30, 2023

Park Place Homes  
c/o: Kerri Dearmas  
Nash Property Management  
P.O. Box 75535  
Seattle, Washington 98175

Sent Via Email: kerri@nashnw.com

**Re: J2 Proposal for Park Place Homes Visual Inspection**  
**Property Address: 19726 50th Ave W, Lynnwood WA, 98036**

Dear Ms. Dearmas,

We are pleased at the opportunity to provide you with a proposal for professional consulting services at Park Place Homes in Lynnwood, WA. Thank you for considering J2 Building Consultants, Inc. ("J2") to assist you with your project.

**BACKGROUND**

Park Place Homes is a condominium property built in 2000. It consists of four, two story buildings totaling up to sixteen residential units. The building exterior is lap siding and the roof is steep slope. It is our understanding that the client is seeking a visual inspection of the building exterior envelope as well as a review of the building HVAC systems.

**SCOPE OF SERVICES & BUDGET**

**J2 will provide professional consulting services as follows:**

- Preliminary review of maintenance history, reports, reserve study, existing plans and/or other available information.
- Meet on-site with Owner and/or Owner's Representative to discuss specific concerns and/or maintenance history.



(855) 774-5600  
www.J2Consultants.com

Mukilteo Headquarters  
8425 44th Avenue West  
Mukilteo, WA 98275  
(425) 774-5600

Portland Office  
4504 S Corbett Avenue, Suite 100  
Portland, OR 97239  
(503) 546-8212

Salt Lake City Office  
740 E 3900 S, Suite 208  
Salt Lake City, UT 84107  
(385) 202-6377

See attachment “10 J2 Envelope Inspection.pdf”

- Perform on-site visual observations of the following:
  - A random sampling of unit interiors to review windows, decks, HVAC and other components related to the building envelope. Access coordinated by Client. We will work with an HVAC contractor to perform this part of the inspection. Contractor costs are not included in this proposal, but J2 can coordinate.
  - Exterior claddings and integrated components including flashing, and sealants
  - Windows, doors, and integrated components
  - Exterior decks, landings and/or stairways including deck surface, drainage, flashings, sealants, and other integrated components.
- Provide a report that photo documents our observations, describes our findings and provides general recommendations for next steps. Intent of report is to summarize observed concerns and note if further invasive openings, testing, or analysis is needed.
- Meeting/video conference with the Client to discuss our report.
- **J2 will perform the services as listed above on a 'Time and Cost' basis.** \$5,200
  - Cost listed is an estimate.
  - Any additional requested services will be performed on a Time and Cost basis upon written direction from Client.
  - This does not include the cost of a contractor.

## SCHEDULE

J2 is available to schedule this work upon acceptance of this agreement. J2 will confirm with Client an expected completion date for the approved services. **This proposal is valid for sixty (60) days**

## J2 SOLUTIONS

J2 is a design, consulting, and engineering firm that specializes in evaluating, diagnosing, and prescribing repairs for existing buildings that are not properly performing. Among other professional consulting services, we are qualified to provide building envelope inspections, condition assessments, scopes of repair, construction documents, engineering services, contractor bid solicitation, contract administration, owner's representation, and claims resolution services. If not included in our proposal, these additional items can be proposed separately on an as-needed basis or performed on a time and cost basis at the direction of the Client.

We are confident that our assessment, recommendations and support throughout your project will be effective in helping you develop a plan of action to correct leaks, eliminate safety issues, and increase your property values.

(855) 774-5600  
www.J2Consultants.com

Mukilteo Headquarters  
8425 44<sup>th</sup> Avenue West  
Mukilteo, WA 98275  
(425) 774-5600

Portland Office  
4504 S Corbett Avenue, Suite 100  
Portland, OR 97239  
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November 16, 2023

Parkplace Homes  
19732 50<sup>th</sup> Ave W  
Lynnwood, WA 98036

**RE: Parkplace Homes – Proposal for Building Envelope Investigation**  
**Property Addresses:** 19732 50<sup>th</sup> 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**

**CLIENT: PARKPLACE HOMES**

By: 

By: 

Print Kris Eggert

Print Kerri DeArmas

Its: Managing Partner

Its: Property Manager

Date: November 16, 2023

Date: 02/07/2024

3100 AIRPORT WAY S #65, SEATTLE, WA 98134 • WWW.EVOLUTIONARCHITECTURE.NET

**See attachment “11 Evolution Envelope Inspection.pdf”**

# Litigation

Please note that we have to be very careful with what we transmit around in process litigation. The below bullet points are all we can say at this time.

- We completed a recent detailed building envelope inspection. We believe there is an immediate need to replace and remediate all roofs.
- Beyond the immediate roof need, the report found hidden damage to exterior wall sheathing and framing.
- We have previously assessed for the replacement of the 19730 roof.
- We have partnered with Stein, Sudweeks & Stein to pursue a wind driven rain claim against our old insurance policies.
- Our current insurance is now Farmers insurance
- Now that claims are in motion, we are moving to get the 19730 roof replaced in concert with the insurance claims in hopes to recoup costs of repairing hidden damage to said roof upon settlement. **This is why we haven't been moving on the roof thus far.**
- This insurance claim process will likely take 1 to 2 years to complete
- Our relationship with Stein, Sudweeks & Stein is on a contingent basis where they take 33% of any income from litigation.

# Insurance

As per above, Farmers is now our insurance carrier. We considered the 2 quotes below, backing documentation attached. Note that with Farmers, we did opt for the additional 1M umbrella policy.

American Family - \$10,609.00

**See attachment "12 AMFAM.pdf"**

**See attachment "13 AM FAM Options.pdf"**

Farmers - \$8,518 plus Umbrella policy additional 1M over and above the coverage of liability @ \$498.00

**See attachment "14 Farmers.pdf"**

# Roof

As per the above, we are working in concert with our attorneys as we repair the roof in 19730 to have that stay in scope of our claim. This is the reason behind the delays in getting the roof replaced. In our target scope is

- 6 inch gutters
- Skylight Replacement\*
- Removal of current blow in insulation, replacement with new
- All flashing and ventilation replacement
- Microbial Growth Remediation (where applicable)

\*Skylights are a "limited common area", see governing documents for more details. We are coordinating with the owners of 19730 #202 to address their skylights in scope of roof repair so the roof surface in its entirety is covered by a 30 year warranty.

We are making final adjustments on quotes from KSR roofing, State Roofing, and James King roofing so that we can make a vote on "like for like" quotes in the meeting. We will show and discuss all quotes when we meet, and will transmit them to residents. We wanted to avoid having those last quotes be a blocker on this wider communications.



# Basement

We are pursuing quotes to finish the storage area. While remediated from water damage and mold growth, we need to “close it up” in terms of sheetrock and finishing touches to avoid sharp edges and potential liability. The plan is to propose a budget option with and without the basement being repaired for the association to vote upon. If not budgeted into ‘25, it will be wrapped into the larger reconstruction project, pending construction budgets, loans and ongoing litigation.

# Regular Meetings

Moving forward we are planning to hold monthly board meetings at **6pm on the first Monday of every month**. Quotes will be gathered and shared ahead of time in packets like this, so all residents should be informed of what will be discussed prior to each meeting. Please provide feedback on how we can best format these meetings to meet the needs of our residents.

# Future Plans

At a high level, we know we have a need to replace the majority of our exterior surfaces, and have ongoing litigation to pursue a wind driven rain claim.

Next steps are to get an engineering budget together to rectify all issues. This has been ballparked at ~80k in engineering work verbally but we have no solid numbers to work from at this time. Our rough plan is to take settlement funds to get an engineering budget together, and then use the remainder as a downpayment on a condo association loan to rectify all remaining issues. This will be a multi year dance, and we will update as we can. Please understand that we cannot comment on ongoing litigation beyond what we have conveyed here.

# Fire & Smoke Sensors

Finally, a note about the fire sensor systems that we rely on to protect ourselves. In our unit are 2 types of sensors. Fire sensors and Smoke detectors.

## Fire Sensors

Fire sensors are white pucks on your ceiling **with no buttons**. They do not make noise ever. Should a fire sensor trigger, it will set off the building alarm, which will come from the wall mounted alarm sirens. Separate from the beeping of normal smoke detectors, the fire alarm is unmissable. Should the building alarm trigger, evacuate immediately. The fire department is automatically summoned if our fire sensors trigger.

(Left - Wall mounted alarm sirens)

(Right - Fire sensor)



Fire sensors are the responsibility of the association, and are the purpose of our annual fire alarm testing. Should any of the sensors be damaged or recalled, they are replaced as part of our annual testing.

## Smoke Detectors

Smoke detectors are white pucks on your ceiling **with buttons**. They make noise when they detect smoke. Should a smoke detector trigger it **will not** summon the fire department automatically. Smoke detectors are the responsibility of the unit owner.

**Smoke Detectors have a 10 year lifespan.** If your detectors are over 10 years old, you must replace them. They could false trigger, or not trigger when you need them to save your life. We have no rules about the age of your smoke detectors, and no plans to implement any at this time. This is just a general safety reminder. Investing in these may save the life of you or your family one day!

If your smoke detector triggers, you may not need to call the fire department. If they are at the end of their lifespan, or you are otherwise engaged in overly enthusiastic cooking, this alarm could be false. Exercise caution, sweep your unit for potential fires and remain alert. Call 911 as needed.

(Modern smoke detector example. Note that there is a wide variety of designs)



## Why Have Both?

The systems serve different purposes. Smoke detectors are to save YOUR life. Fire sensors are to save your neighbors life. The conditions that trigger a fire sensor are not compatible with life.

## Carbon Monoxide

If it is news to you that smoke detectors have a 10 year life span and you are considering replacement, look into the dual smoke and carbon monoxide sensors. That said, putting carbon monoxide sensors at ceiling level generally means by the time the alarm triggers, you are having a bad time! It is best practice to have one carbon monoxide sensor per bedroom, kept at roughly the height your head would be when sleeping.

## Thanks!

As always we appreciate the patience and grace we receive from you all as we work to resolve our building issues. We have a plan to right the ship as detailed above, and are excited for the future we are building together.

-ParkPlace Homes Board