PARK PLACE HOMES

19726-19732 50th Avenue West,
Lynnwood, WA 98036

BUILDING JOINT INTRUSIVE INVESTIGATION FINDINGS REPORT

June 11, 2025

EVOLUTION
ARCHITECTURE
Building Envelope Consultants

1.0 PROJECT DESCRIPTION

Constructed in 2000, Park Place Homes consists of four (4) two-story, wood framed buildings, housing sixteen (16) residential units. The buildings are clad with vinyl lap siding and vinyl shingle siding with vinyl and wood trim. The siding is installed over asphalt impregnated weather resistive barrier (WRB) and gypsum sheathing and oriented strand board (OSB) sheathing. Windows and sliding glass doors are vinyl framed units. Unit decks are covered with fluid-applied membrane traffic coating.

2.0 EXECUTIVE SUMMARY

Evolution Architecture ("Evolution") was retained to perform an intrusive investigation to supplement the previous Evolution investigation performed in February of 2024 where hidden water damage was identified at 5 of 6 (83%) openings.

The joint investigation was conducted with the assistance of Charter Construction from May 5th - 6th, 2025 and was attended by representatives from multiple companies. Sixteen (16) openings were made and documented by all parties present. Hidden water damage was observed at 15 of 16 (94%) of the openings. This document includes observations and photographs from each of the openings.

It is the opinion of Evolution that water intrusion in the form of rainwater events, including wind-driven rain, is the primary cause of the hidden water damage identified at Park Place Homes.

It is the opinion of Evolution that damage was caused by a combination of rain, including wind-driven rain, and the following factors:

1) Lack of adequate flashing.
2) Improper weather resistive barrier installation.
3) Missing/Omitted weather resistive barrier.

The sheathing, wall framing, and cladding were found to be well constructed and installed where observed. It is also our opinion that the other factors identified above did not initiate a sequence of events causing damage. Rather, the damage was initiated only when rain penetrated behind the siding to cause hidden damage. In addition, openings with inadequate construction without water damage illustrates that a construction defect does not initiate damage.

Hidden damage at Park Place Homes has occurred incrementally and progressively each year from 2000. It is expected that similar levels of damage would be found at other locations not investigated.

3.0 INCREMENTAL AND PROGRESSIVE DAMAGE

I am a partner and founding member of Evolution Architecture, LLC. Evolution Architecture is a full-service architecture and construction consulting firm. Evolution offers a full range of services to its clients, including design services, construction management, and inspections of buildings, including condominium buildings.

I have over 25 years of experience in construction as a contractor, costs estimator, project manager, or investigator. I have participated in the investigation of more than 1,000 buildings in Western Washington.

The siding at Park Place Homes hides from view the WRB, the WRB hides from view the sheathing, and the sheathing hides from view the framing. In order to expose to view and examine the condition of the framing, the sheathing, WRB and siding must be removed. In order to expose to view and examine the condition of the sheathing, the WRB and siding must be removed. In order to expose to view and examine the condition of the WRB, the siding must be removed. This is why, as further discussed below, two sets of intrusive investigations at Park Place Homes were conducted to determine the condition of the sheathing and framing.

Based on my more than 25 years of experience doing building envelope investigations, I have become extremely familiar with how to conduct a building envelope investigation; what the requirements are of the relevant building codes; what the standards of design and construction are in the construction trades involved in the construction of buildings; the processes that cause damage to buildings; and how to correct that damage.

In my decades of experience investigating building envelopes, how and when building envelopes are damaged is generally determined as follows: First there is an intrusive investigation which removes the exterior siding and exposes the condition of the sheathing and framing behind the siding. Then, an experienced construction professional assesses the conditions within the envelope, including whether there is damage resulting from water intrusion, and then determines based on his or her personal knowledge and experience what caused the damage and when the damage occurred.

It is well known in the construction industry and known to me based on my personal experience having investigated over a thousand buildings, that exposure to water has a damaging effect on sheathing. The sheathing at Park Place Homes is gypsum and OSB sheathing. These types of sheathing are not intended or supposed to come into contact with water. I have experience investigating buildings with gypsum and OSB sheathing. In my experience new damage to sheathing occurs each year as the sheathing is exposed to water.

Based upon my experience in investigating many buildings I know that when sheathing is exposed to rainwater during each rainy season, the sheathing will become damaged within a few years. Sheathing does not self-heal and actually becomes more susceptible to further damage once damaged. In my experience new damage to sheathing occurs each year as the sheathing is exposed to water.

Based on the results of the intrusive inspections at Park Place Homes, knowing that the construction of the vast majority of the areas through which wind-driven rain has penetrated has not changed, and having experience regarding the progression of damage to sheathing as discussed above, it is my opinion based on my 25 years of experience that hidden damage at Park Place Homes occurred incrementally and progressively since shortly after initial construction and that new damage to sheathing and framing occurred each year after each rainy season.

My opinions set forth above are based entirely on my experience in the construction field, including my 25 years' experience, having investigated over a thousand buildings and my education and training as a building envelope consultant. I have lived in the Seattle area for 43 years. I investigated multiple buildings during each rainy season near Park Place Homes over the last 25 years. Based on my experience and from having lived in the area I know that each rainy season since Park Place Homes was constructed that there

are multiple days of wind and rain events that would penetrate through the exterior and cause damage to sheathing and framing based on the conditions I identified at Park Place Homes that have existed since 2000.

I also reviewed hourly and daily weather data from NOAA which only confirm my opinions based on experience that there would be multiple days of wind and rain during each rainy season since Park Place Homes was constructed.

The actual damage to sheathing and framing in my opinion is water damage caused by wind-driven rain. Sheathing and framing are not supposed to be water damaged. All of the water damaged sheathing that I observed during the intrusive investigations has to be replaced. The hidden damage to the sheathing caused by water intrusion is systemic, and similar levels of damage would be observed at other locations not previously investigated as detailed.

4.0 CONCLUSION

A combination of weather events, including wind driven rain, and faulty construction have allowed for hidden water damage to occur incrementally and progressively each year at Park Place Homes since 2000. Based on my experience investigating buildings, wind driven rain events with higher wind speeds, wind direction closer to being perpendicular to the affected building façade, and higher precipitation intensity would have caused higher levels of hidden damage. I have reviewed weather records and confirmed that weather events capable of causing the damage observed at Park Place Homes have occurred each year since 2000. The fact that the wind driven rain events are periodic throughout each year illustrates the point that the hidden damage occurred incrementally and progressively.

5.0 INTRUSIVE INVESTIGATION

Evolution utilized a Delmhorst BD-2100 meter to check the water content of wood and gypsum building materials.

The BD-2100 uses the following scale in testing the water content for wood:

Green – 6% to 15% (Sufficiently dry level)

Yellow – 15% to 17% (Borderline wet)

Red – More than 17% (Wet)

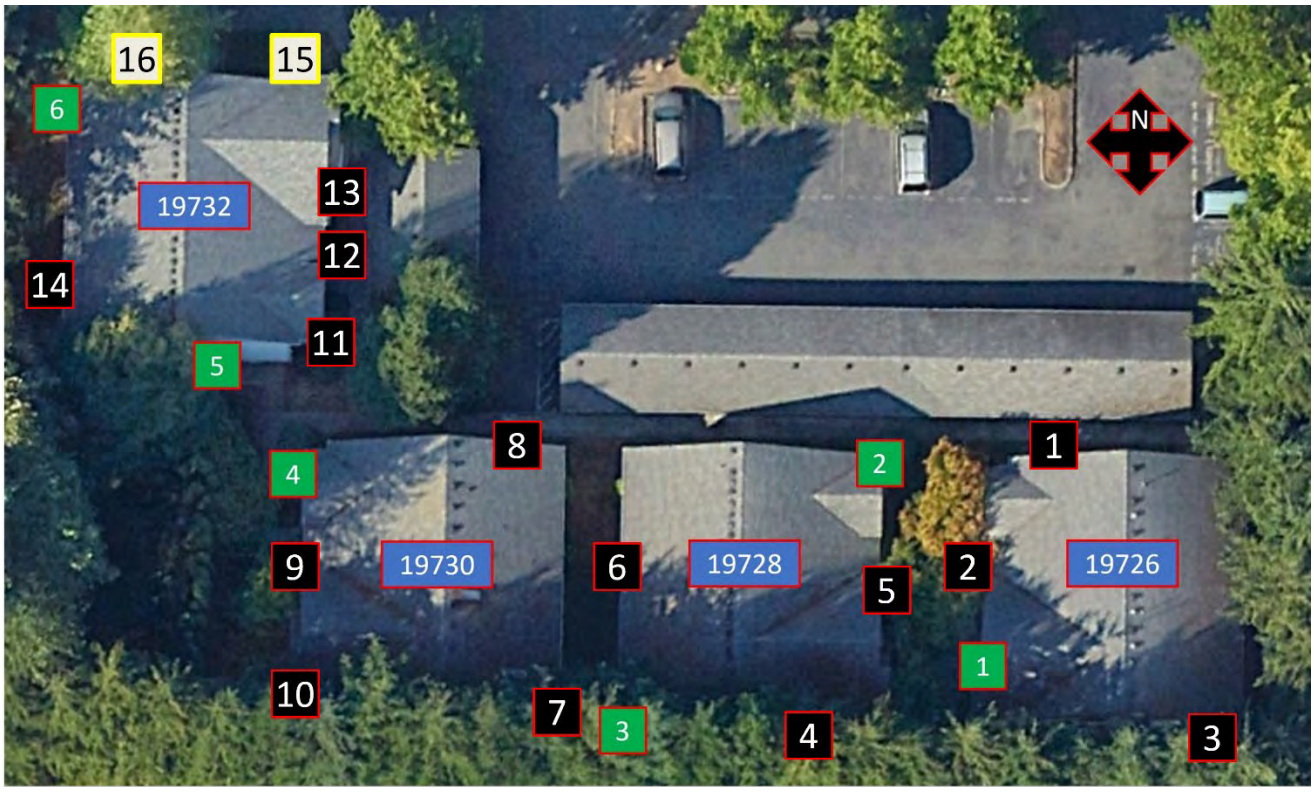
The BD-2100 uses the following scale in testing the water content for gypsum materials:

Green – 0% to 0.5% (Sufficiently dry level)

Yellow – 0.5% to 1% (Borderline wet)

Red - > 1% (Wet)

INVESTIGATION PLAN



FEBRUARY 2024 OPENINGS SUMMARY

1. **Opening 1:** Building 19726 – West Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum paper facing.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.
    f. Water damaged deck framing.
    g. Wet readings at deck framing.

2. **Opening 2:** Building 19728 – East Elevation
    a. Water damaged deck column.
    b. Wet readings at deck column.
    c. Maximum readings at deck column.

3. **Opening 3:** Building 19728 – Southwest Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum paper facing.
    c. Water damaged gypsum core.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.

4. **Opening 4:** Building 19730 – West Elevation
    a. No damage.

5. **Opening 5:** Building 19732 – South Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum paper facing.
    c. Water damaged gypsum core.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.

6. **Opening 6:** Building 19732 – West Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum paper facing.
    c. Water damaged gypsum fasteners.
    d. Wet readings at gypsum sheathing.

In summary: Hidden water damage was observed at 5 of 6 (83%) openings.

MAY 2025 OPENING SUMMARY

1. **Opening 1:** Building 19726 – North Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum paper facing.
    d. Water damaged gypsum sheathing core.
    e. Water damaged gypsum fasteners.
    f. Wet readings at gypsum sheathing.
    g. Water damaged OSB sheathing.
    h. Wet readings at OSB sheathing.

2. **Opening 2:** Building 19726 – West Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum paper facing.
    c. Water damaged gypsum sheathing core.
    d. Water damaged gypsum fasteners.
    e. Wet readings at framing.

3. **Opening 3:** Building 19726 – South Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum paper facing.
    d. Water damaged gypsum sheathing core.
    e. Water damaged gypsum fasteners.
    f. Water damaged OSB sheathing.

4. **Opening 4:** Building 19728 – South Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum paper facing.
    d. Water damaged gypsum sheathing core.
    e. Water damaged gypsum fasteners.
    f. Wet readings at gypsum sheathing.
    g. Water damaged OSB sheathing.
    h. Wet readings at OSB sheathing.

5. **Opening 5:** Building 19728 – East Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum sheathing paper facing.
    d. Water damaged gypsum sheathing core.
    e. Water damaged gypsum fasteners.
    f. Water damaged OSB sheathing.
    g. Wet readings at OSB sheathing.

6. **Opening 6:** Building 19728 – West Elevation
   a. Water damaged gypsum sheathing.
   b. Water damaged gypsum paper facing.
   c. Water damaged gypsum fasteners.

7. **Opening 7:** Building 19730 – Southeast Corner
   a. No damage.

8. **Opening 8:** Building 19730 – North Elevation
   a. Water damaged WRB.
   b. Water damaged gypsum sheathing.
   c. Water damaged gypsum sheathing paper facing.
   d. Water damaged gypsum sheathing core.
   e. Water damaged gypsum fasteners.

9. **Opening 9:** Building 19730 – West Elevation
   a. Water damaged WRB.
   b. Water damaged gypsum sheathing.
   c. Water damaged gypsum sheathing paper facing.
   d. Water damaged gypsum sheathing core.
   e. Water damaged gypsum fasteners.

10. **Opening 10:** Building 19730 – West Elevation
   a. Water damaged deck framing.
   b. Maximum readings at deck column.
   c. Wet readings at deck framing.

11. **Opening 11:** Building 19732 – East Elevation
   a. Water damaged gypsum sheathing.
   b. Water damaged gypsum paper facing.
   c. Water damaged gypsum sheathing core.
   d. Water damaged gypsum fasteners.
   e. Wet readings at gypsum sheathing.

12. **Opening 12:** Building 19732 – East Elevation
   a. Water damaged gypsum sheathing.
   b. Water damaged gypsum paper facing.
   c. Water damaged gypsum sheathing core.
   d. Water damaged gypsum fasteners.
   e. Water damaged OSB sheathing.
   f. Wet readings at OSB sheathing.

13. **Opening 13:** Building 19732 – East Elevation
   a. Water damaged gypsum sheathing.
   b. Water damaged gypsum paper facing.
   c. Water damaged gypsum sheathing core.
   d. Water damaged gypsum fasteners.

14. **Opening 14:** Building 19732 – West Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum sheathing paper facing.
    c. Water damaged gypsum sheathing core.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.
    f. Maximum reading at OSB sheathing.
    g. Wet readings at OSB sheathing.
    h. Wet readings at framing.

15. **Opening 15:** Building 19732 – North Elevation
    a. Water damaged gypsum sheathing.
    b. Water damaged gypsum sheathing paper facing.
    c. Water damaged gypsum sheathing core.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.
    f. Water damaged OSB sheathing.
    g. Wet readings at OSB sheathing.
    h. Water damaged framing.
    i. Wet readings at framing.

16. **Opening 16:** Building 19732 – North Elevation
    a. Water damaged WRB.
    b. Water damaged gypsum sheathing.
    c. Water damaged gypsum sheathing paper facing.
    d. Water damaged gypsum fasteners.
    e. Wet readings at gypsum sheathing.
    f. Water damaged OSB sheathing.
    g. Wet readings at OSB sheathing.
    h. Water damaged framing.
    i. Wet readings at framing.

SUMMARY:

During the February 2024 investigation, hidden water damage was found at 5 of 6 openings (83%).

During the May 2025 investigation, hidden water damage was found at 15 of 16 openings (94%).

Overall, hidden water damage was found at 20 of 22 openings (91%).

6.0 INTRUSIVE INVESTIGATION DOCUMENTATION

FEBRUARY 2024 OPENINGS

FEBRUARY 2024 OPENING 1

Building 19726 - West Elevation	
	
Photo 1.1: Opening Location	**Photo 1.2:** Opening following cladding removal.
	
Photo 1.3: Water damaged WRB.	**Photo 1.4:** Water damaged WRB.
	
Photo 1.5: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 1.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

		
Photo 1.7: Wet reading (1.5) at gypsum sheathing.		**Photo 1.8:** Wet reading (1..2) at gypsum sheathing.
		
Photo 1.9: Water damaged deck framing.		**Photo 1.10:** Wet reading (29.9) at deck framing.

FEBRUARY 2024 OPENING 2

Building 19728 - East Elevation	
	
Photo 2.1: Opening Location	**Photo 2.2:** Opening following cladding removal.
	
Photo 2.3: Water damaged deck column.	**Photo 2.4:** Water damaged deck column.
	
Photo 2.5: Maximum reading (40.0) at deck column.	**Photo 2.6:** Wet reading (26.7) at deck column.

FEBRUARY 2024 OPENING 3

Building 19728 - Southwest Elevation	
	
Photo 3.1: Opening Location	**Photo 3.2:** Opening following cladding removal.
	
Photo 3.3: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 3.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
	
Photo 3.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 3.6:** Wet reading (1.1) at gypsum sheathing.

FEBRUARY 2024 OPENING 4

Building 19730 - West Elevation		
		
Photo 4.1: Opening Location		**Photo 4.2:** Opening following cladding removal.
		Intentionally Left Blank
Photo 4.3: Opening following WRB removal.		

FEBRUARY 2024 OPENING 5

Building 19732 - South Elevation	
	
Photo 5.1: Opening Location	**Photo 5.2:** Opening following cladding removal.
	
Photo 5.3: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 5.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
	
Photo 5.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 5.6:** Wet reading (2.4) at gypsum sheathing.

FEBRUARY 2024 OPENING 6

Building 19732 - West Elevation	
	
Photo 6.1: Opening Location	**Photo 6.2:** Opening following cladding removal.
	
Photo 6.3: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 6.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
	
Photo 6.5: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 6.6:** Wet reading (1.4) at gypsum sheathing.

MAY 2025 OPENINGS

MAY 2025 OPENING 1

Building 19726 – North Elevation		
		
Photo 1.1: Opening Location		**Photo 1.2:** Opening following cladding removal.
		
Photo 1.3: Water damaged WRB.		**Photo 1.4:** Water damaged WRB.
		
Photo 1.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.		**Photo 1.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

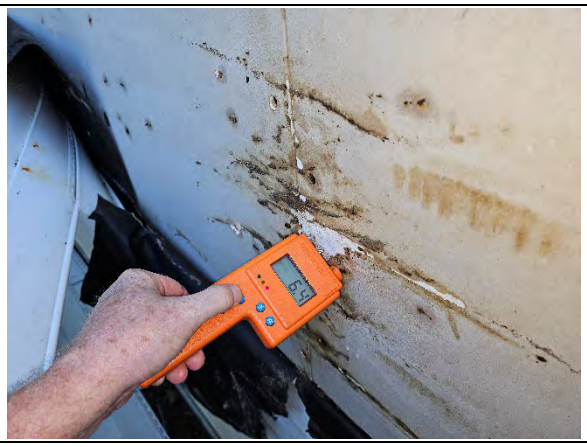


Photo 1.7: Wet reading (6.4) at gypsum sheathing.

Photo 1.8: Wet reading (4.1) at gypsum sheathing.

Photo 1.9: Water damaged OSB sheathing.

Photo 1.10: Wet reading (29.3) at OSB sheathing.

MAY 2025 OPENING 2

Building 19726 – West Elevation	
	
Photo 2.1: Opening Location	**Photo 2.2:** Opening following cladding removal.
	
Photo 2.3: Wet reading (31.0) at framing.	**Photo 2.4:** Wet reading (20.0) at framing.
	
Photo 2.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 2.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

MAY 2025 OPENING 3

Building 19726 – South Elevation	
	
Photo 3.1: Opening Location	**Photo 3.2:** Opening following cladding removal.
	
Photo 3.3: Water damaged WRB.	**Photo 3.4:** Water damaged WRB.
	
Photo 3.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 3.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

		
Photo 3.7: Water damaged gypsum sheathing, paper facing, and fasteners.		**Photo 3.8:** Water damaged gypsum sheathing, paper facing, and fasteners.
		
Photo 3.9: Water damaged OSB sheathing.		**Photo 3.10:** Water damaged OSB sheathing.

MAY 2025 OPENING 4

Building 19728 – South Elevation	
	
Photo 4.1: Opening Location	**Photo 4.2:** Opening following cladding removal.
	
Photo 4.3: Water damaged WRB.	**Photo 4.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
	
Photo 4.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 4.6:** Water damaged gypsum sheathing, paper facing, fasteners, and core.

Photo 4.7: Water damaged gypsum sheathing, paper facing, fasteners, and core.

Photo 4.8: Water damaged gypsum sheathing, paper facing, fasteners, and core.

Photo 4.9: Wet reading (2.8) at gypsum sheathing.

Photo 4.10: Water damaged OSB sheathing.

Photo 4.11: Wet reading (27.0) at OSB sheathing.

Photo 4.12: Wet reading (25.5) at OSB sheathing.

MAY 2025 OPENING 5

Building 19728 – East Elevation	
	
Photo 5.1: Opening Location	**Photo 5.2:** Opening following cladding removal.
	
Photo 5.3: Water damaged WRB.	**Photo 5.4:** Water damaged WRB.
	
Photo 5.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 5.6:** Water damaged gypsum sheathing, paper facing, fasteners, and core.

		
Photo 5.7: Water damaged OSB sheathing.		**Photo 5.8:** Water damaged OSB sheathing.
		
Photo 5.9: Water damaged OSB sheathing.		**Photo 5.10:** Wet reading (21.0) at OSB sheathing.

MAY 2025 OPENING 6

Building 19728 – West Elevation		
		
Photo 6.1: Opening Location		**Photo 6.2:** Opening following cladding removal.
		
Photo 6.3: Water damaged gypsum sheathing, paper facing, and fasteners.		**Photo 6.4:** Water damaged gypsum sheathing, paper facing, and fasteners.

MAY 2025 OPENING 7

Building 19730 – Southeast Corner		
		
Photo 7.1: Opening Location		**Photo 7.2:** Opening following cladding removal.
		Intentionally Left Blank
Photo 7.3: Opening following WRB removal.		

MAY 2025 OPENING 8

Building 19730 – North Elevation		
		
Photo 8.1: Opening Location		**Photo 8.2:** Opening following cladding removal.
		
Photo 8.3: Water damaged WRB.		**Photo 8.4:** Water damaged WRB.
		
Photo 8.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.		**Photo 8.6:** Water damaged gypsum sheathing, paper facing, fasteners, and core.

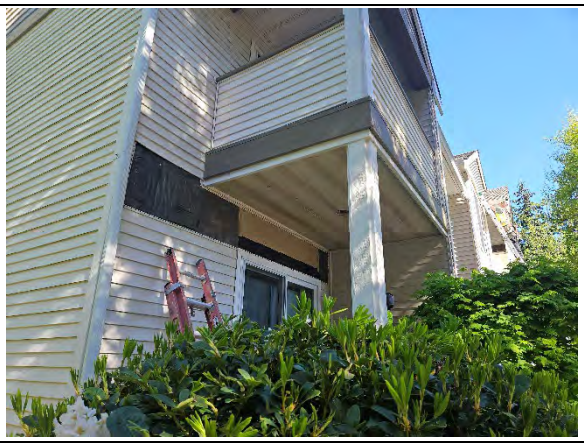
MAY 2025 OPENING 9

Building 19730 – West Elevation	
	
Photo 9.1: Opening Location	**Photo 9.2:** Opening following cladding removal.
	
Photo 9.3: Water damaged WRB.	**Photo 9.4:** Water damaged gypsum sheathing, paper facing, fasteners, and core.
	
Photo 9.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 9.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

MAY 2025 OPENING 10

Building 19730 – West Elevation	
	
Photo 10.1: Opening Location	**Photo 10.2:** Opening following cladding removal.
	
Photo 10.3: Water damaged deck framing.	**Photo 10.4:** Maximum reading (40.0) at deck column.
	
Photo 10.5: Wet reading (22.6) at deck framing.	**Photo 10.6:** Wet reading (27.6) at deck framing.

MAY 2025 OPENING 11

Building 19732 – East Elevation	
	
Photo 11.1: Opening Location	**Photo 11.2:** Opening following cladding/soffit removal.
	
Photo 11.3: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 11.4:** Water damaged gypsum sheathing, paper facing, fasteners, and core.
	
Photo 11.5: Wet reading (2.1) at gypsum sheathing.	**Photo 11.6:** Wet reading (1.7) at gypsum sheathing.

MAY 2025 OPENING 12

Building 19732 – East Elevation		
		
Photo 12.1: Opening Location		**Photo 12.2:** Opening following cladding removal.
		
Photo 12.3: Water damaged gypsum sheathing, paper facing, fasteners, and core.		**Photo 12.4:** Water damaged gypsum sheathing, paper facing, fasteners, and core.
		
Photo 12.5: Water damaged gypsum sheathing, paper facing, fasteners, and core.		**Photo 12.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

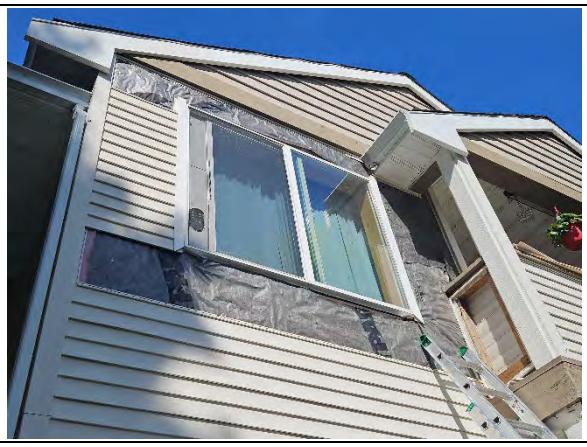
Photo 12.7: Water damaged OSB sheathing.

Photo 12.8: Water damaged OSB sheathing.

Photo 12.9: Wet reading (19.1) at OSB sheathing.

Photo 12.10: Wet reading (18.1) at OSB sheathing.

MAY 2025 OPENING 13

Building 19732 – East Elevation	
	
Photo 13.1: Opening Location	**Photo 13.2:** Opening following cladding removal.
	
Photo 13.3: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 13.4:** Water damaged gypsum sheathing, paper facing, fasteners, and core.
	
Photo 13.5: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 13.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

MAY 2025 OPENING 14

Building 19732 – West Elevation	
	
Photo 14.1: Opening Location	**Photo 14.2:** Opening following cladding removal.
	
Photo 14.3: Water damaged gypsum sheathing, paper facing, fasteners, and core.	**Photo 14.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
	
Photo 14.5: Water damaged gypsum sheathing, paper facing, and fasteners.	**Photo 14.6:** Wet reading (1.7) at gypsum sheathing.

Photo 14.7: Maximum reading (40.0) at OSB sheathing.

Photo 14.8: Wet reading (35.4) at OSB sheathing.

Photo 14.9: Wet reading (35.8) at OSB sheathing.

Photo 14.10: Wet reading (26.4) at OSB sheathing.

Photo 14.11: Wet reading (21.4) at framing.

Photo 14.12: Wet reading (19.4) at framing.

MAY 2025 OPENING 15

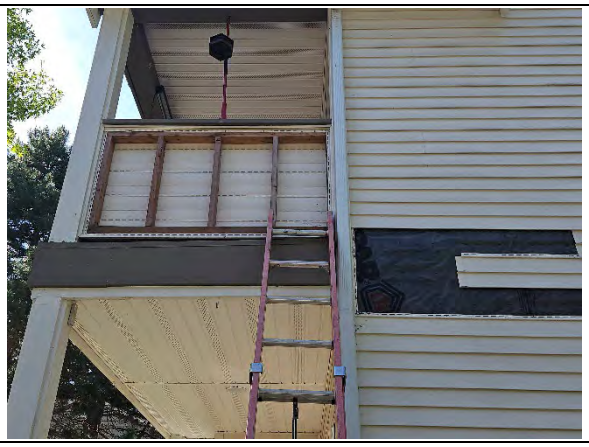
Building 19732 – North Elevation		
		
Photo 15.1: Opening Location		**Photo 15.2:** Opening following cladding removal.
		
Photo 15.3: Water damaged gypsum sheathing, paper facing, fasteners, and core.		**Photo 15.4:** Water damaged gypsum sheathing, paper facing, and fasteners.
		
Photo 15.5: Water damaged gypsum sheathing, paper facing, and fasteners.		**Photo 15.6:** Wet reading (1.6) at gypsum sheathing.

	
Photo 15.7: Wet reading (1.4) at gypsum sheathing.	**Photo 15.8:** Water damaged OSB sheathing.
	
Photo 15.9: Water damaged OSB sheathing.	**Photo 15.10:** Water damaged OSB sheathing.
	
Photo 15.11: Wet reading (23.6) at OSB sheathing.	**Photo 15.12:** Wet reading (20.2) at OSB sheathing.

		
Photo 15.13: Water damaged framing.		**Photo 15.14:** Water damaged framing.
		
Photo 15.15: Wet reading (22.4) at framing.		**Photo 15.16:** Wet reading (19.1) at framing.

MAY 2025 OPENING 16

Building 19732 – North Elevation		

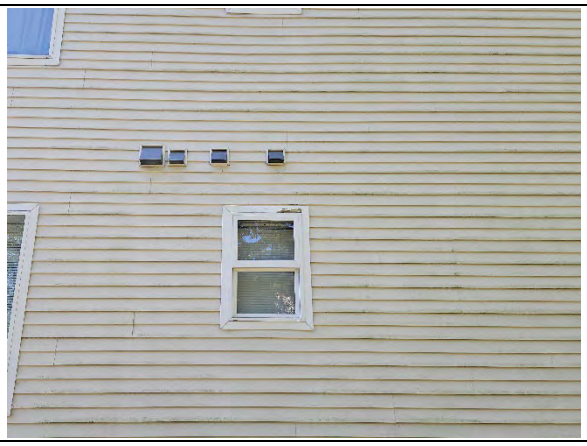



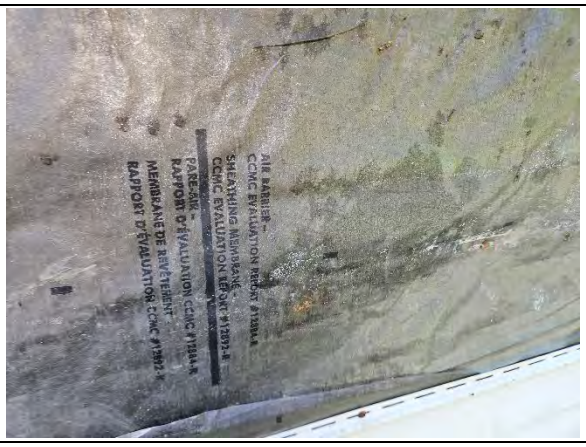
Photo 16.1: Opening Location		**Photo 16.2:** Opening following cladding removal.
		
Photo 16.3: Water damaged WRB.		**Photo 16.4:** Water damaged WRB.
		
Photo 16.5: Water damaged gypsum sheathing, paper facing, and fasteners.		**Photo 16.6:** Water damaged gypsum sheathing, paper facing, and fasteners.

Photo 16.7: Wet reading (7.4) at gypsum sheathing.

Photo 16.8: Wet reading (1.9) at gypsum sheathing.

Photo 16.9: Water damaged OSB sheathing.

Photo 16.10: Water damaged OSB sheathing.

Photo 16.11: Wet reading (24.1) at OSB sheathing.

Photo 16.12: Wet reading (23.7) at OSB sheathing.

Photo 16.13: Water damaged framing.

Photo 16.14: Water damaged framing.

Photo 16.15: Wet reading (22.1) at framing.

Photo 16.16: Wet reading (20.8) at framing.

7.0 SUMMARY SCOPE OF REPAIR

The following scope of repair describes the work required to identify and repair hidden water damage caused by rainwater intrusion.

A. **Condominium Repair General Notes:**

Due to the anticipated value of the proposed repairs, Washington State's RCW 64.55 for condominium rehabilitation will apply to this project. Therefore, periodic field reviews of the exterior installation to verify general conformance with contract documents are required.

B. **General Requirements:**

1. Provide mobilization costs in this section.
2. Contractor to include all temporary staging, storage, office, dumpsters, toilets, and other requirements necessary to perform the work.
3. Contractor to include all necessary access and weather protection required to perform the work.
4. Contractor to assume that all residences will be occupied during construction. Driveways and entrances to the homes will be required to be unblocked at all times, unless noted otherwise.
5. Contractor to provide all temporary barricades or other means of protection to maintain a safe work site.
6. Contractor shall protect all materials and surfaces not impacted by the construction.
7. Contractor shall maintain a clean work site at all times. It will be expected that the site will be left in a broom clean state at the end of each workday.
8. Contractor will be responsible for properly labeling and storing all materials removed from the buildings that are intended to be reinstalled. Any damage to such items will be the sole responsibility of the contractor.
9. Contractor to include a 10% contingency to the pre-tax subtotal for unforeseen repairs.
10. Contractor to include a 1.5% allowance of the pre-tax subtotal for permit fees.
11. Contractor to include a 7.5% allowance of the pre-tax subtotal for project management, architectural, and engineering fees.
12. Contractor to include an allowance of $7,500 for window testing per RCW 64.55 requirements.
13. Contractor to include an allowance of $10,000 for landscape protection and restoration.

C. **Demolition:** The following represents a general description of removal items:

1. **Cladding Demolition:** Remove and dispose of all vinyl siding, WRB, and adjacent trim.
2. **Windows:** Remove and dispose of all windows and sliding glass doors.
3. **Man Doors:** Entry doors to remain installed.
4. **Fluid Applied Decks:** Remove and dispose of deck surface finishes, plywood deck underlayment, and gypsum and vinyl soffits.
5. **Sheathing & Framing:** Remove and dispose of all sheathing and framing members per Section D.
6. **Downspouts:** Remove and dispose of existing downspouts.
7. **Miscellaneous Building Components:** Remove miscellaneous building components attached to the building as needed to perform repairs, including, but not limited to electrical, telephone, and/or cable equipment. Reinstall following construction. Maintain lighting, electrical, cable, phone, and fire protection systems, if any, throughout construction.

D. **Exterior Framing & Sheathing:** The following represents a general description of framing and sheathing replacement items:

1. **Framing Repairs:**
   a. Include an allowance to replace damaged wall framing at 10% of the exterior walls.

b. Include a $35,000 allowance for structural hardware and framing beyond the percentage listed above.

2. **Sheathing Repairs:**
   a. Replace 100% of gypsum sheathing at exterior walls.
   b. Replace 1,000 SF of OSB sheathing at each building.
3. **Insulation Repairs:**
   a. Replace insulation where sheathing is removed and replaced.
4. **Borate Treatment:** Provide an Allowance to treat 1,000 square feet of exposed framing and sheathing with borate per building.

E. **Weather Resistive Barrier (WRB) and Self Adhered Flashing (SAF):**
1. Install new 60-minute building paper.
2. Install SAF at inside and outside corners, base of wall, penetrations and fenestrations, and as required to provide a watertight system.

F. **Wall Cladding:**
1. Replace cladding and trim to match existing.
2. **Flashing:** Install 24-gauge sheet metal flashings as required by the IBC and manufacturer requirements within areas of repair.

G. **Windows & Doors:**
1. Replace all windows. Assume Milgard Tuscany windows as a basis of design.
2. Replace all sliding glass doors. Assume Milgard Trinsic sliding glass doors.
3. Entry doors to remain installed.

H. **Fluid Applied Decks and Walkways:**
1. Install new plywood underlayment. Assume one layer of ¾" T&G plywood and one layer of ½" ACX cross banded and plugged plywood.
2. Install new fluid-applied waterproofing and associated flashings, including door pans.
3. Install new soffits below decks.

I. **Miscellaneous Replacements:** The following represents a general description of miscellaneous replacement items:
1. **Laundry, Bath, and Kitchen Vents:** Remove and replace any wall vents within the area of repair with new Primex vinyl vent hoods. Prime and paint to match adjacent siding.
2. **Electrical Light Fixtures and Signage:** Remove and store existing light fixtures and signage for reinstallation as required to perform repairs. Install temporary lighting and unit address as required for security.
3. **Hose Bibs, Gas Pipes, and other Circular Wall Penetrations**: Provide new WRB pre-strip and SAF "Flex Wrap" around circular penetrations and provide new trim.

J. **Downspouts:**
1. Replace downspouts within the areas of repair to match existing and paint.

K. **Exterior Paint:**
1. **Existing Surfaces to be Re-painted:** Refinish existing exterior surfaces that were previously painted that are directly affected by the remediation to match existing.

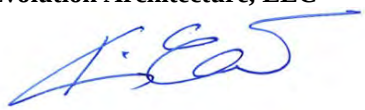
L. **Interior Repairs:**
1. Residents shall be responsible for removing and protecting any fragile, delicate, or valuable items of concern during the course of construction.
2. Include an Allowance of $700 per unit to address nail pops and other damage caused by construction.

8.0 LIMITATIONS

This report does not include any reviews of mechanical, life safety, or other specific systems not mentioned. Unless specifically noted in this report, no testing, detailed analysis or design calculations were completed. This report was prepared by Evolution Architecture for Park Place Homes. Any use a third party makes of this report, or any reliance or decisions to be made based on this report are the sole responsibility of the third parties. Comments and conclusions of the report are based on our field review of conditions. Findings in this report represent Evolution's best judgment in consideration of the information available at the time of its preparation. Evolution reserves the right to modify opinions if additional information becomes available.

Sincerely,

Evolution Architecture, LLC



Kris Eggert, Managing Partner