



PRELIMINARY BUILDING ENVELOPE EVALUATION OF SEAVIEW CONDOMINIUMS

LOCATED AT:
115 N. MILLER STREET
ROCKAWAY BEACH, OR 97136

PREPARED FOR:
Seaview Condominiums HOA
Attn: Mark Severson
115 N. Miller Street
Rockaway Beach, OR 97136

PREPARED BY:
John Pedden



August 2nd, 2022

Client # B22265 Seaview Condominiums

Seaview Condominiums HOA
Attn: Mark Severson
115 N. Miller Street
Rockaway Beach, OR 97136

RE: Building Envelope Evaluation of structure located at: 115 N. Miller Street
Rockaway Beach, OR 97136

Dear Mr. Severson,

Per your request, IBI conducted a Building Envelope Evaluation (BEE) at the address stated above on July 12th, 2022. The condominium building contains 12 condominium units in 5 stories. The structure was built in 1997 and is clad in cedar shingles and synthetic plaster with TPO and composite asphalt shingle roofs.

Our evaluation is a visual specialty examination of the building's exterior to discover construction issues, including flashing, cladding, penetrations, and others. This visual observation helps to provide an in-depth understanding of what is transpiring on the exterior of the structure. The issue items in this report are identified and described in detail to help the client provide the attention needed for the building. Issues are identified in both written content and three-picture photographs. The body of the report consists of each issue outlined in detail on individual pages. Location and site conditions are made available via photos on each page.

Based upon IBI's extensive knowledge of accepted building practices, some issues do not meet IBI's standards and are widely viewed as unacceptable practices by building industry associations and professionals. IBI's observations and opinions of the components installed on this structure are based on the manufacturer's and/or the industry's requirements at the time of the installation.

Report Disclaimer

This report is for the exclusive use of the client named above. The information contained within this report is privileged and confidential. Unauthorized duplication of this section and/or use by unauthorized persons is prohibited. This observation was a special, limited observation and is not intended to fully identify or disclose all deficiencies in the property. Only the specific issues noted below were observed. This report provides only a sampling of common issues discovered.

The issues provided in this report are examples of the what was found on the buildings. These issues were duplicated in most areas in the complex. We reserve the right to amend and/or supplement this report as additional information becomes available or if litigation support is requested.

Corrosion.

Significant corrosion on DWV cast iron lines.



Corrosion.

Significant corrosion on fire protection lines.



ISSUE #2

PROJECT B22265 Seaview - BEE

DATE 220712



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Safety Tie Offs Are Bolted Thru The Roof Membrane.



ISSUE #3

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Roof Seams Are Tight And Clean.



ISSUE #4

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Flashing.

Bolt penetrations not properly flashed.



Cap Flashing.

Downleg of cap flashing is short.



Incomplete Drywall.

Incomplete drywall may affect fire rating of roof.



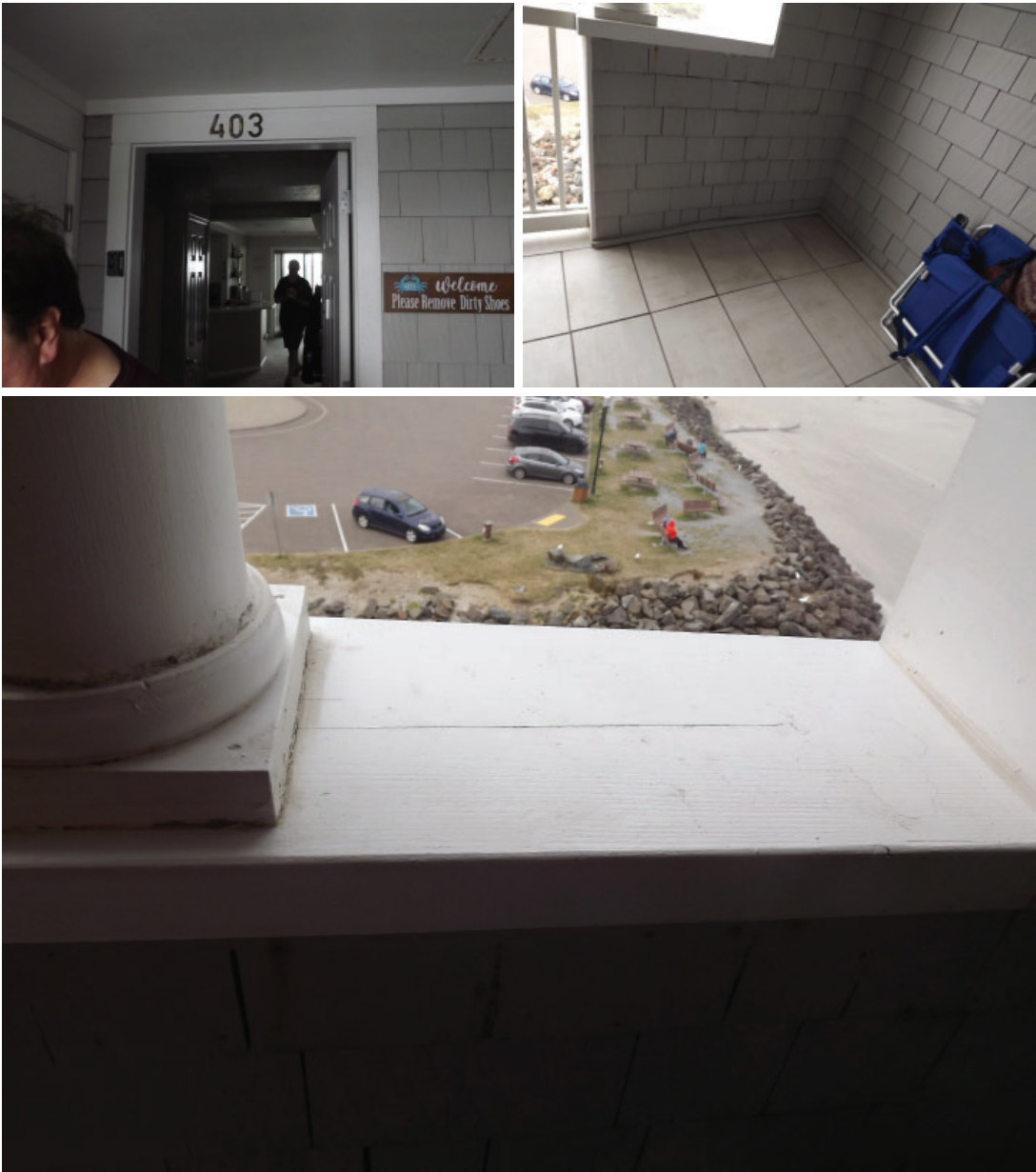
Water Intrusion.

Water intrusion occurs at door sill.

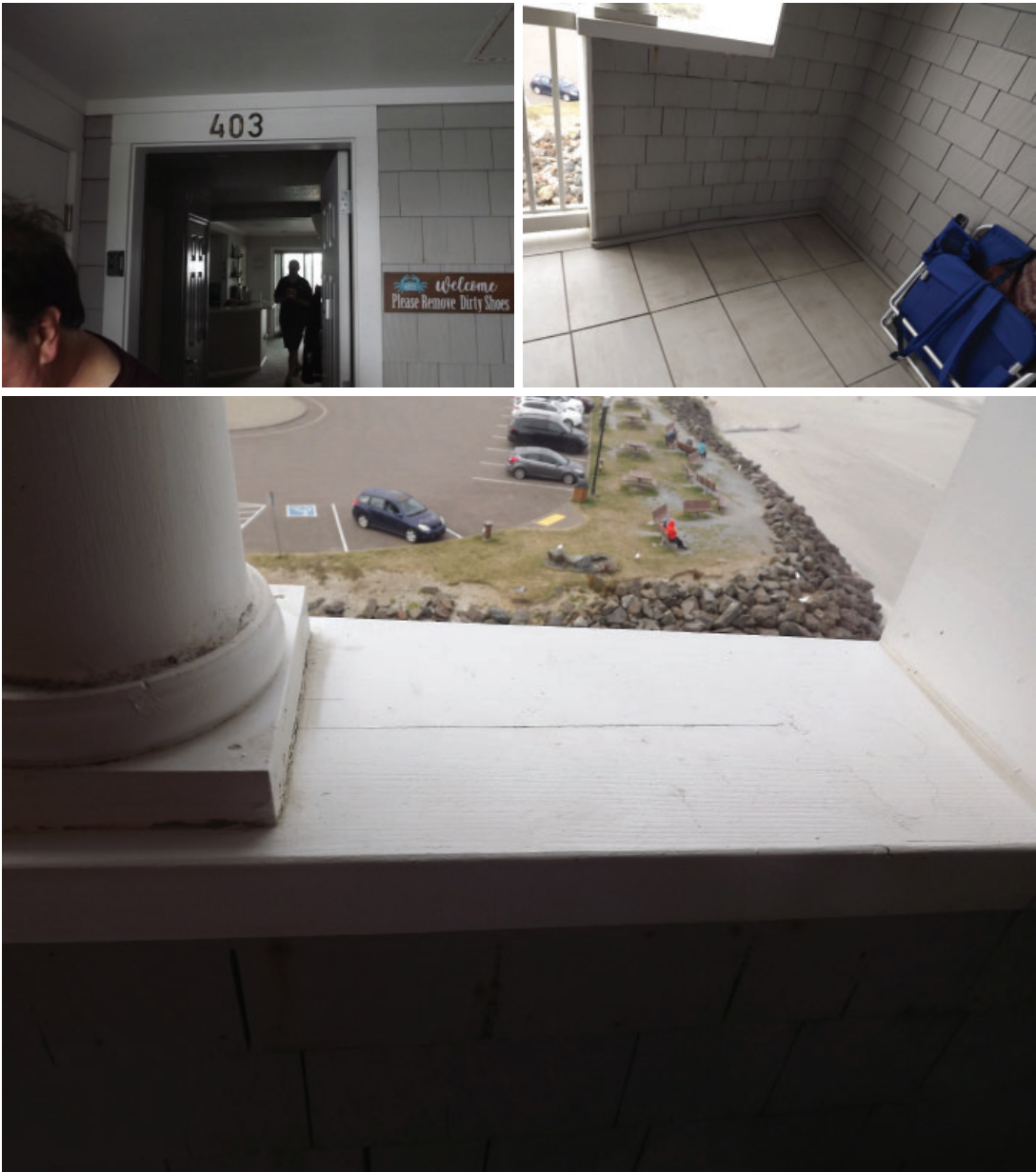


Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Sealant Failure At Post.



ISSUE #10

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Trim Terminates Too Closely To Hard Surface.

A separation of 1-2" is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Trim Terminates Too Closely To Hard Surface.

A separation of 1-2” is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Rust.

Rust has developed on the metal components at this location. Rust is the corrosion of metal products and indicates failure or potential failure. Rust also weakens the product.



Separation Of Cap, Post Base & Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Over-driven Fasteners On Cedar Shingles.

Improper nail application is a critical application issue with shake-side wall product. The fasteners secure the shingle from wind and movement. Fastener application requires the nail to be flush with the surface of the shingle, which has not occurred here.



Trim Terminate Too Closely To Hard Surface And Is Surface Applied.

A separation of 1-2” is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Missing Flashing.

No evidence of flashing at base of wall



Rust.

Rust has developed on the metal components at this location. Rust is the corrosion of metal products and indicates failure or potential failure. Rust also weakens the product.



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Damage.

Drywall joints; possible water intrusion at this location.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Base Trim Tight To Floor And Damaged.

The trim is damaged at this location and may not function as intended.



Damage.

The column and trim are damaged and may not function as intended.



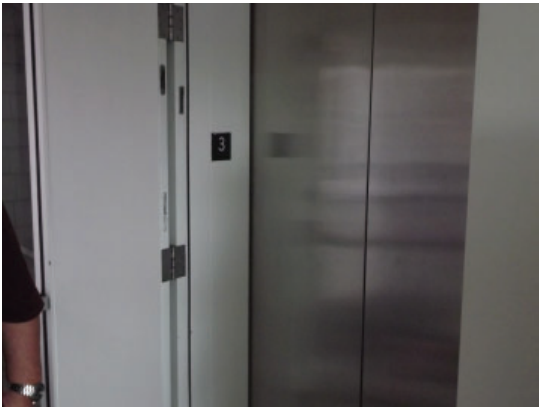
Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Bottom Rail Penetrates Siding & Missing Saddle Flashing.

Saddle flashings are flashings that cover and divert moisture out and away from the vertical wall of the structure in combination with horizontal penetrations of the structure.



Dry Rot In Trim At Head.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Dry Rot In Trim At Side Of Rail.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Dry Rot In Trim, Cedar Shingle.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



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Dry Rot In Trim.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Trim Is Surface Mounted & Terminates Too Closely To Hard Surface.

A separation of 1-2" is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Damage.

The soffit is damaged indicating possible water intrusion.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Wood Trim Is Inset And Terminates Too Closely To Hard Surface.

A separation of 1-2” is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Missing Flashing Over Projecting Surfaces.

Flashing must be installed over projected surfaces to prevent water from re-entering the exterior wall. Flashing was not installed here, leaving this area susceptible to moisture intrusion.



Sill Pan Sealed.

A sill pan is a collection device. This device collects moisture from the item that is set inside of it and directs moisture out to the drainage plane or out to the exterior of the cladding.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Moisture Staining.

Moisture staining was discovered at this location. The staining indicates that excess moisture is allowed to penetrate in this location, causing damage.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Missing Saddle Flashing.

Saddle flashings are flashings that cover and divert moisture out and away from the vertical wall of the structure in combination with horizontal penetrations of the structure.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Trapped Moisture.

Moisture was found to be trapped within the wall assembly. The code prohibits moisture to be trapped within the wall assembly.



Trapped Moisture.

Deck surface prevents water from draining from the assembly. The code prohibits moisture to be trapped within the wall assembly.



Rust.

Rust has developed on the metal components at this location. Rust is the corrosion of metal products and indicates failure or potential failure. Rust also weakens the product.



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Cracking In Concrete.

Concrete application requires close attention to compaction prior to pouring the concrete. When the compaction is not performed correctly the concrete will move and crack. Concrete is and will crack although to much will produce thick large cracks.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Damage.

The window sill trim is damaged and may not function as intended.



Sill Pan Sealed.

A sill pan is a collection device. This device collects moisture from the item that is set inside of it and directs moisture out to the drainage plane or out to the exterior of the cladding.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Owner Found Dry Rot, Repaired.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at numerous locations on this deck.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Missing Saddle Flashing.

Saddle flashings are flashings that cover and divert moisture out and away from the vertical wall of the structure in combination with horizontal penetrations of the structure.



Siding Trminates Too Closely To Deck Surface.

A separation of 1-2” is required between siding and deck surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding below was installed too close to the deck surface.



No Evidence Of Waterproof Membrane For Deck.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Missing Saddle Flashing.

Saddle flashings are flashings that cover and divert moisture out and away from the vertical wall of the structure in combination with horizontal penetrations of the structure.



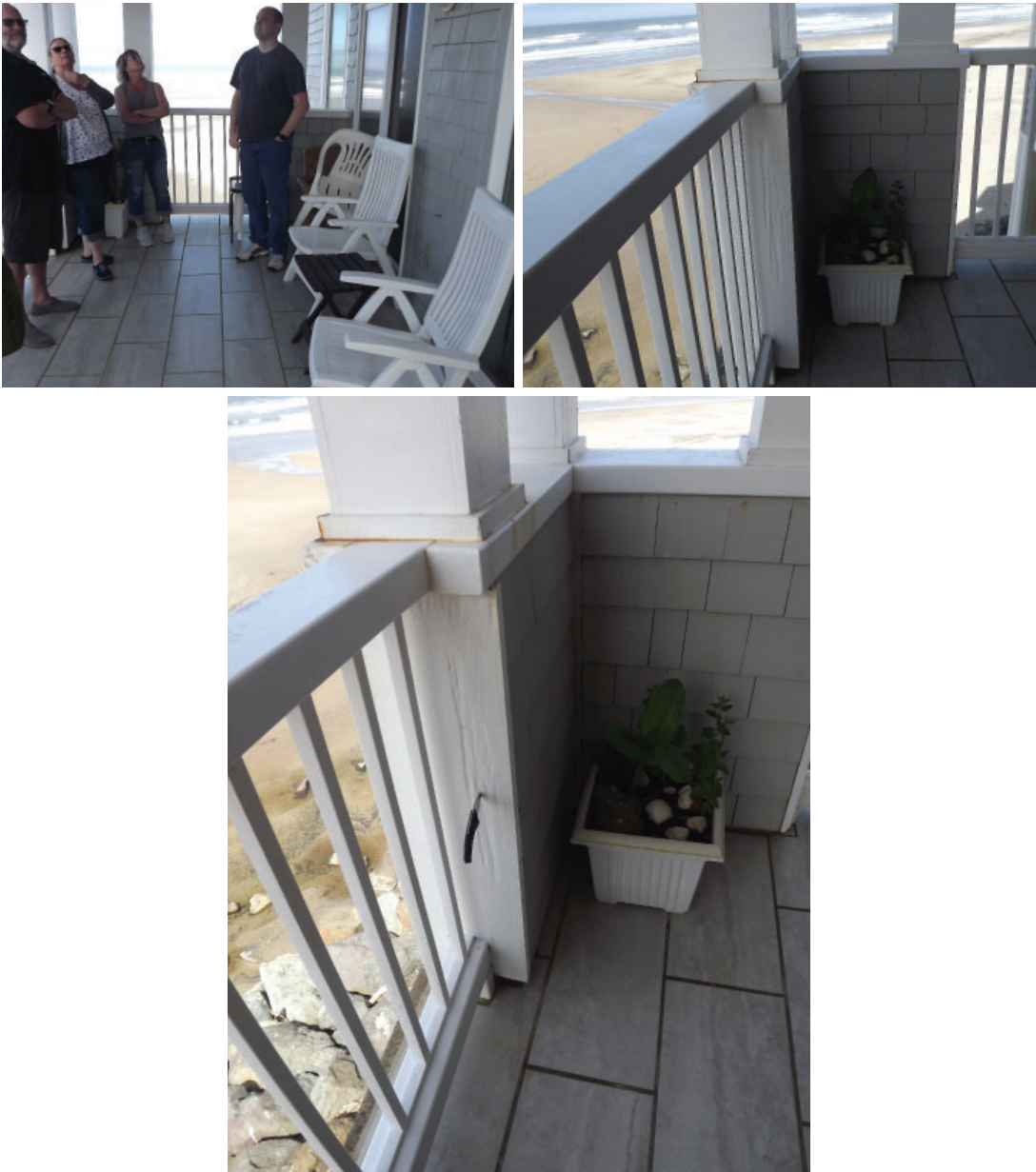
Rusting Fasteners.

Rust has developed on the metal fasteners at this location. Rust is the corrosion of metal products and indicates failure or potential failure. Rust also weakens the product.



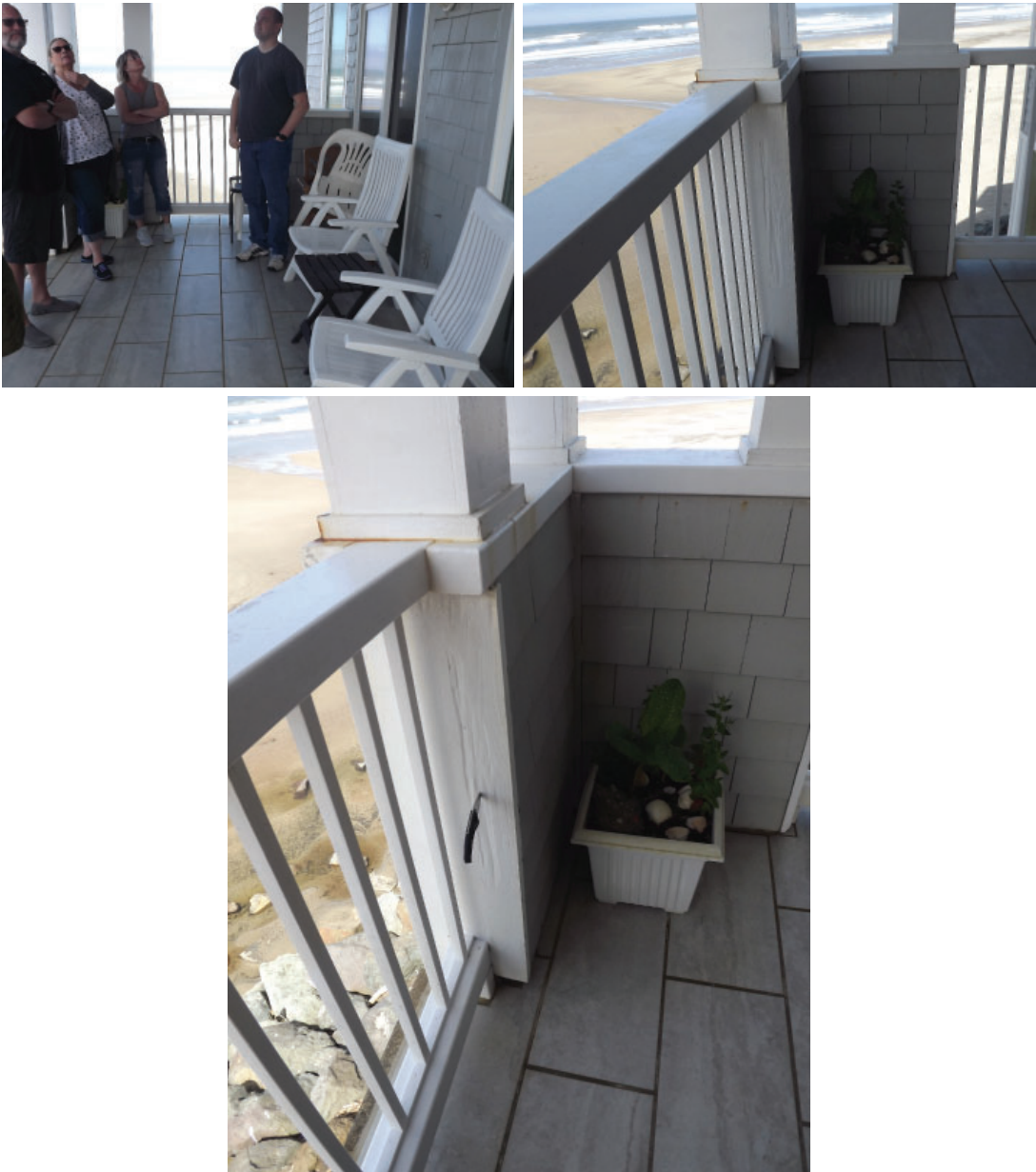
Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Sealed Drainage Path.

The intersection between the soffit and the vertical wall below has been sealed, thereby preventing moisture drainage from behind the vertical wall and trapping moisture at the intersection.



Missing Sealant Between Dissimilar Material.

Dynamic sealant joint was not installed between the cultured stone and the wood trim at this location. Without the ability to flex, these two dissimilar materials can crack and allow for moisture intrusion.



Sealed Flashing.

Flashings allow incidental moisture travelling behind the siding to drain into an appropriate drainage path. When flashings are sealed to products, moisture cannot drain and instead becomes trapped, which will cause damage to the products and adjacent components. This has happened here.



Incorrect Fasteners Used On Shake.

Product is required to be applied in a specific manner and with specific types of fasteners. The fasteners that were used on this project are less than adequate. The minimum is 7/16" minimum horizontal. The nails at this location are corroded and stainless was not used.



ISSUE #65

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Trim Missing Weather Cut Joints.

The application of trim requires weather cut to allow for moisture to drain outside of the structure. This is typical in the industry but has not occurred here or in other locations on the structure.



Missing Sealant Between Dissimilar Material.

Dynamic sealant joint was not installed between the cultured stone and the wood trim at this location. Without the ability to flex, these two dissimilar materials can crack and allow for moisture intrusion.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Rust.

Rust has developed on the metal components at this location. Rust is the corrosion of metal products and indicates failure or potential failure. Rust also weakens the product.



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Siding And Trim Terminate Too Closely To Hard Surface.

A separation of 1-2” is required between trim or siding and hard surfaces. The gap prevents moisture from wicking into the material and allows moisture to drain effectively. The siding and trim shown below were installed too close to the hard surface.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Missing Cap Flashings For Exterior Walls.

Cap flashings are flashings that protect exterior walls. These flashings provide slope and protect from moisture intrusion.



Missing Saddle Flashing.

Saddle flashings are flashings that cover and divert moisture out and away from the vertical wall of the structure in combination with horizontal penetrations of the structure.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Trim Missing Weather Cut Joints At Window.

The application of trim requires weather cut to allow for moisture to drain outside of the structure. This is typical in the industry but has not occurred here or in other locations on the structure.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Sealed Drainage Path.

The intersection between the soffit and the vertical wall below has been sealed, thereby preventing moisture drainage from behind the vertical wall and trapping moisture at the intersection.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



ISSUE #81

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Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Trim Missing Weather Cut Joints.

The application of trim requires weather cut to allow for moisture to drain outside of the structure. This is typical in the industry but has not occurred here or in other locations on the structure.



Missing Sealant Between Dissimilar Material.

Dynamic sealant joint was not installed between the cultured stone and the wood trim at this location. Without the ability to flex, these two dissimilar materials can crack and allow for moisture intrusion.



Missing End Dam.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



Missing Sealant Between Dissimilar Material.

Dynamic sealant joint was not installed between the cultured stone and the wood trim at both doors at this location. Without the ability to flex, these two dissimilar materials can crack and allow for moisture intrusion.



Missing End Dam.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Visible Moisture Intrusion At Window Sill.

Windows may leak from many different reasons. Regardless of the reason, the windows shouldn't be leaking. At this location staining/leaking was visible to the eye.



Moisture Damage.

Moisture damage was discovered at this location. Moisture damage is the precursor to dry rot.



Missing Flashing.

Flashing is a critical aspect of exterior waterproofing; it directs moisture into appropriate drainage planes. However, flashing was missing from this location.



ISSUE #93

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Drywall Is Missing At This Location.



ISSUE #94

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East Elevation Is Showing Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at the East Elevation.



Incorrect Single Lapping Flashings.

The single lap flashings require application in a specific manner, as they are one of the most threatened structure locations for moisture entry. This application requires a minimum of 4 inches of lapping, which has not occurred here.



Missing End Dam.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



Incorrect Single Lapping Flashings.

The single lap flashings require application in a specific manner, as they are one of the most threatened structure locations for moisture entry. This application requires a minimum of 4 inches of lapping, which has not occurred here.



Missing Pedestal Base Application.

The pedestal base is part of the walking surface system. The system requires the application of the base and pedestal buffer pad to properly function. This was not found.



Incorrect Fasteners Used On Shake At South Elevation.

Product is required to be applied in a specific manner and with specific types of fasteners. The fasteners that were used on this project are less then adequate. The minimum is 7/16" minimum horizontal.



Missing End Dam Flashing At Door And Light.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



Missing End Dam.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



No Drainage Matt Is Visible.



Flashing Should Cover Trim - Incorrect Flashing Type.

The minimum requirement for flashings is exterior grade and that is not has been applied here.



No Drainage Matt Is Visible.



ISSUE #105

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Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Missing Flashing.

Flashing is a critical aspect of exterior waterproofing; it directs moisture into appropriate drainage planes. However, flashing was missing from this location.



Sealed Flashing.

Flashings allow incidental moisture travelling behind the siding to drain into an appropriate drainage path. When flashings are sealed to products, moisture cannot drain and instead becomes trapped, which will cause damage to the products and adjacent components. This has happened here.



Missing End Dam At West Elevation.

All horizontally protruding surfaces require flashings to prevent moisture accumulation and intrusion. To work effectively, the flashings must be installed correctly. Correct installation includes sealing the flashing sides (though not the length) to the component or bending the flashing to fit into the component. This type of installation, called an end dam, creates a channel to prevent moisture from entering below the flashing. End dams were missing at this location.



Flash Over Trim - Dry Rot.

Flashing does not totally cover trim in this and alomost all locations on site. Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at the North elevation trim.



Incorrect Flashing At Concrete - No Kerf Cut To Set Flashing.

This flashing should be stainless steel for Coastal environments, kerf cut into the concrete and sealed with the appropriate sealant.



ISSUE #111

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Incorrect Flashing Type - Relies On Caulk To Waterproof.

This flashing should be stainless steel for Coastal environments, kerf cut into the concrete and sealed with the appropriate sealant.



Incorrect Flashing Type.

This flashing should be stainless steel for Coastal environments, kerf cut into the concrete and sealed with the appropriate sealant.



Sealed Flashing.

Flashings allow incidental moisture travelling behind the siding to drain into an appropriate drainage path. When flashings are sealed to products, moisture cannot drain and instead becomes trapped, which will cause damage to the products and adjacent components. This has happened here.



Dry Rot.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Damage To Synthetic Plaster At North Elevation.



No Drainage Matt Is Visible.



Incorrect Flashing Type.

The minimum requirement for flashings is exterior grade and that is not has been applied here.



Dry Rot Caused By Improper Flashing.

Dry rot is the decay of wood products. One main purpose of exterior envelope waterproofing is to deter dry rot because it causes substantial damage to the building and structural members. Dry rot is present at this location.



Moisture Intrusion.

Moisture intrusion was discovered at this location, indicating that this area is subject to excess moisture loads.



Organic Growth & Missing Shingle.



Shingles Are Dried & Paint Is Flaking, Indicates Time To Repaint.



Mounting Blocks Are Missing At Fixtures.





SUMMARY OF OPINIONS:

The application of the issues outlined above are concerning and are recommended for modification. Issues such as the pipe corruptions, missing and sealed flashings, missing blocks, damage and defects have been noted. However, some issues stood out more than others, such as the dry rot found throughout the structure and the interior water intrusion damage.

These issues are concerning as they may be creating internal damages to the structural components. They are creating premature damages.

Most of the elements found are application problematic, but either way, all is repairable. IBI is happy to help move you forward with the next steps in correction.

IBI would be happy to meet with you and provide these next steps needed by creating a Scope of Work with Details and Specifications for the reconstruction phase to repair these structures.

We reserve the right to amend and/or supplement this report as additional information becomes available or if litigation support is requested.

Thank you,

John Pedden
Senior Investigator/Estimator
IBI Building Consultants, LLC.