

## J2 Field Observation Report dated 6/23/2016

12/01/2016 EAK

HOA = WPOA Responsibility  
 Owner = Owner Responsibility

WRB = weather resistant barrier  
 CMU = concrete masonry unit  
 GWB = gypsum wall board

***This is a summary of the J2 Field Observation Report – Refer to that document for information and photos.***

<b>Page</b>	<b>Item</b>	<b>Units</b>	<b>Responsibility</b>	<b>Notes</b>	<b>Priority</b>
6	2.1 Metal Flashing	All	HOA		
	2.2 Sealing on flashing	All	HOA	No metal flashing o the white board in the photo	
	2.3 Window flashing	82 + others	Owner	Window contractors must install head flashing above window trim. There are multiple units with this issue.	
7	2.4 Sheathing and WRB	60, 62, 66, 84	HOA	Photo shows chimney chase. Needs WRB.	
8	2.5 Dry rot	16, 72, 74, 80, 88, 90	HOA		
	2.6 Dry rot	34	HOA	It's ok to just cut off the trim when it's close to the ground.	
9	2.7 Siding	2, 66, 80	HOA		
	2.8 Water intrusion	62	HOA		
	2.9 Gap w garage dr	10, 12	Owner		
10	2.10 Siding w grade	4, 8, 14, 82	HOA	Put flashing on or trim back the siding	
	2.11 Deck frame	8	Owner	Needs attention, may be safety issue	High
	2.12 Deck settling	92	??	F/U with J2; If due to beam then HOA otherwise may be Owner. Depends on the cause.	
11	2.13 Deck rail	40	Owner	Rails should be able to hold 200 lbs of force per code. These bolts are not enough. When railings are replaced the rails must be <= 4 inches apart and 42 in high per code.	High
	3.1 Diverter flashing	All	HOA	Might cause more damage trying to fix rather than just leaving alone. Also if you already see damage due to this, it may be too late.	
	3.2 Roof flashing	70, 80, 88	HOA		High
12	3.3 Vents	20, 70, 74, 82	HOA		
	3.4 Power vent	18, 84, 94	Owner	No problem to leave disconnected	
13	3.5 Chimney duct	62, 66, 70	HOA		

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	4.1 Insulation	2, 14, 16, 20, 22, 30, 70, 90	Owner		
14	4.2 Exhaust ducts	2, 6, 8, 10, 16, 18, 20, 24, 26, 28, 30, 32, 36, 38, 40, 60, 62, 64, 66, 70, 74, 76, 80, 82, 84, 90	Owner	For exhaust ducts that penetrate the roof the HOA prefers our roofing contractor Pacific West Roofing be used. Number is below at bottom of document.	
	4.3 Duct – non-insulated and/or disconnected mechanical duct in attic	8, 10, 12, 20, 30, 36, 66, 84, 90, 94	Owner	Should be fixed for the unit's best interest	
15	4.4 Loose GWB	All	HOA	This may be fallen firewall. Could be caused by moist duct air blowing and/or loose nails, or re-roofing. Should be 4 ft out to the underside of the roof. This is code but we may be able to be grandfathered. Would be difficult to get new GWB into attic but may be able to reattach.	High
	4.5 Open voids	All	HOA	This can be done when siding is replaced.	
16	4.6 Voids	All	HOA	Can be deferred. Screens could prevent bug access; doesn't seem to be an issue.	
	4.7 CMU contact	80	HOA		
	4.8 Organic growth	38, 40, 42, 60, 94	Owner	Can be sprayed, cleaned and sealed. White are on the wood means wood decay.	
17	4.9 Water staining	38, 62	HOA	Photo shows a chimney chase	
	4.10 Seal collar	70	HOA	Daylight is exposed. Needs seal around the collar.	
18	4.11 Piping block	24	Owner	Photo shows new piping for an HE furnace	
	5.1 Crawlspace	4, 8, 12, 14, 20, 22, 40, 80, 82	Owner	No fix?	
19	5.2 Insulation	2, 6, 10, 32, 34, 42, 90	Owner	Floor insulation improperly supported, damaged, falling. Make sure if floor is insulated that the furnace vent is not covered.	
	5.3 Lines	2, 4, 8, 10, 18, 20, 22, 24, 26, 32, 34, 36, 42, 80, 82, 88, 90	Owner	Uninsulated water lines	

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20	5.4 Ducts	2, 4, 8, 10, 12, 14, 18, 20, 22, 32, 34, 42, 80, 82, 88, 90	Owner	Heating and cooling ducts	
	5.5 HVAC	4, 80	Owner		
21	5.6 Crawlspace Vapor Barrier	2, 6, 8, 12, 14, 18, 20, 22, 24, 26, 32, 34, 80, 82, 88, 90	Owner		High
	5.7 Crawlspace Moisture	2, 4, 6, 8, 18, 20, 22, 32, 80, 90	Owner		
22	5.8 Crawlspace Vent screens	6, 24, 34, 90	Owner		
23	5.9 Animals	20, 24, 32, 42, 80	Owner	Photos show jawbone and footprints	
24	5.10 Debris	6, 14, 18, 20, 32, 34, 90	Owner		
	5.11 Opening	90	Owner	Screens are needed in crawlspace. Also water flow may be undermining foundation	
25	5.12 Hole	2, 4, 10, 20, 22, 24, 32, 34, 80, 82	Owner		
	5.13 Condensate	2, 24, 90	Owner	Not a good situation; condensate discharges in crawlspace	High
	5.14 Access block	90	Owner		
26	5.15 Line support	10	Owner		
	5.16 Contact	88	Owner		
	5.17 Wall crack	34	HOA	Can do an epoxy fill	

**Other notes:**

- 1) Dryer vents: Code allows 25 feet for dryer vents. They are not allowed to go through your unit. Your vent must all be contained within your own unit.
- 2) For crawlspace and attic issues use someone who is familiar with multi-family construction. Some references are JR Johnson, Charter Construction, and Greenspace Construction
- 3) J & B Insulation does good work for attics and crawlspaces
- 4) Siding has met its life expectancy
- 5) Overall we are not too bad for the age of the buildings per Brad.
- 6) Pacific West Roofing Tualatin, OR 503-635-8706 is recommended for exhaust ducts through the roof.
- 7) Derek Patterson is a recommended contractor who has worked at WPOA 503-577-6296.