Engineers • Consultants • Inspectors

INSPECTION REPORT
FOR
SUNSET BAY CONDOMINIUMS

APRIL 2016

Prepared by:

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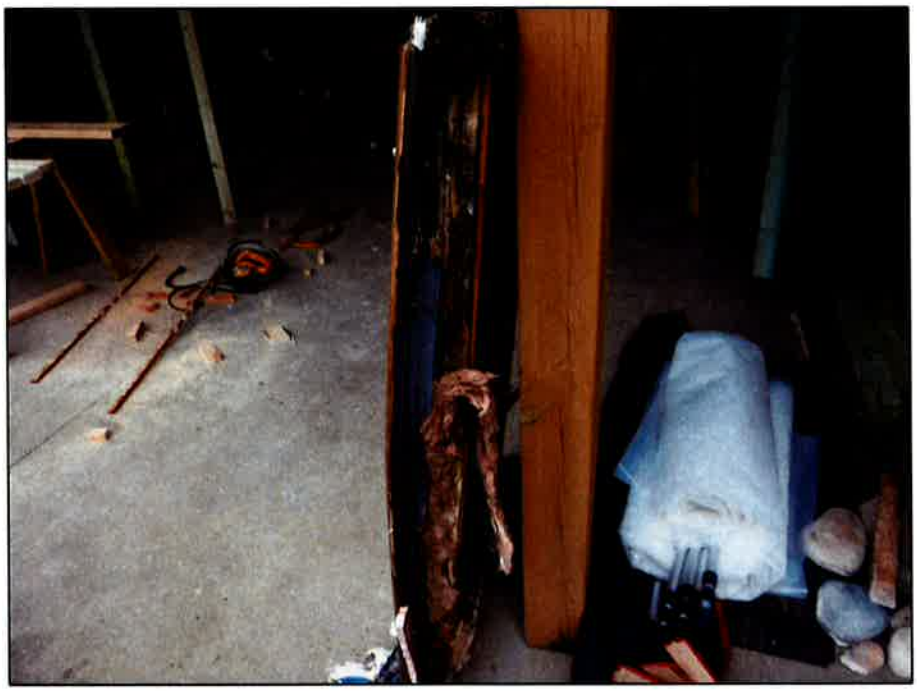
1.0 BACKGROUND AND GENERAL INFORMATION

The Sunset Bay Condominiums were constructed approximately 10 years ago and have had many construction flaws that have led to degradation of the structure. Rick Taylor, Board Member at Sunset Bay, contacted Kent Fish of General Engineering Company to inspect Building 23 because this building was having siding removed from the back of the building to determine how bad the damage was on the facility.

The inspection was completed on April 26, 2016. Weather on the day of the inspection was approximately 50 degrees and overcast. Present at the inspection Kent Fish of General Engineering, Matt with Sunset Bay, and two carpenters from Holtz Builders.

2.0 INSPECTION

When I arrived at the building, the contractors had removed the siding and drywall from the lowest floor on Building 23. The siding was removed from the west side of the building on the south end of this side. What I found is that the wall sheathing and studs were rotted across the short jog in the back wall all the way to the southwest corner of the building. The rotted members included much of the wall sheathing, many of the studs, parts of the windows and door headers, and parts of the truss located between the first and second floor. The headers in this area consisted of either dimensional lumber or LVL. All three of the headers in this area were rotted sufficiently to warrant replacement.



From what I could see, the rot extends the back of the building where there was a deck installed. As you can see in the next picture the decks span across most of the back sides of the buildings. Until last year, it was reported that the back walls leaked every time it rained. At that point, deck flashing was installed and the leaks reportedly diminished greatly. It is my opinion that the deck flashing, had it been installed properly when the buildings were first constructed, would have eliminated a large amount of the issues.

We found other damage in other areas of the building near window and door openings. Again the issue is a lack of flashing above these openings.

3.0 SUMMARY AND CONCLUSIONS

You have significant rotting on the condo buildings in all the areas where decks were attached to the walls. This is most prevalent where the decks face the water and caught the water born wind off of the lake. All this water hitting the building and running down to decks which did not have deck flashing in my opinion caused the majority of the rot on these buildings. The window and door openings around the rest of the building also have rotting issues because of a lack of flashing.

From what I could see, the contractor was doing a very good job of systematically repairing and replacing the degraded walls and wall framing so as not to cause additional damage to the rest of the building. As these areas are reconstructed, it will be extremely important to make sure that all of the weatherization components are dealt with appropriately. This includes the installation of Tyvek, Tyvek flashing tape around the windows, deck flashing both above and below the ledger boards, window and door flashing, and proper flashing on the roof. I would strongly recommend replacing all windows on this side of the building, even if they are somewhat salvageable.

Sincerely,

Kent E. Fish, P.E
Vice President
KEF/llg