

**Your Building
Condominiums**

Your Address
Seattle, WA



1115 North 97th Street Seattle, WA 98103 Phone 206.523.4653 Fax 206.524.3749

Date: 2/14/05

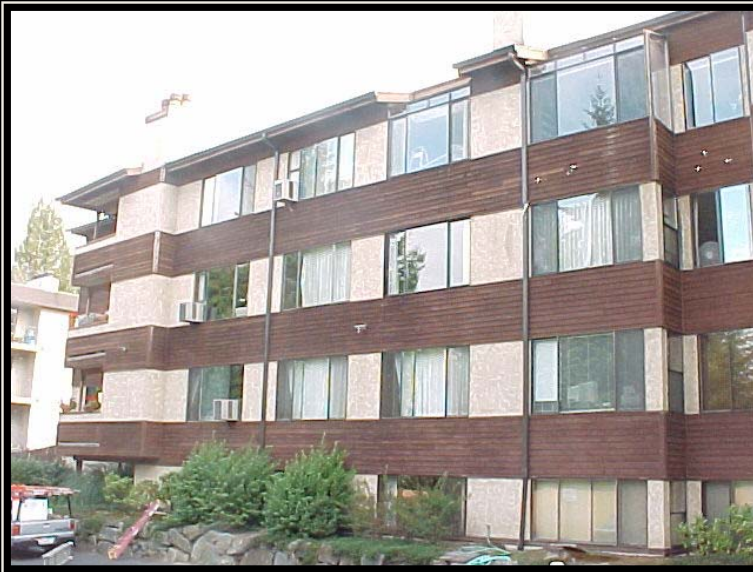
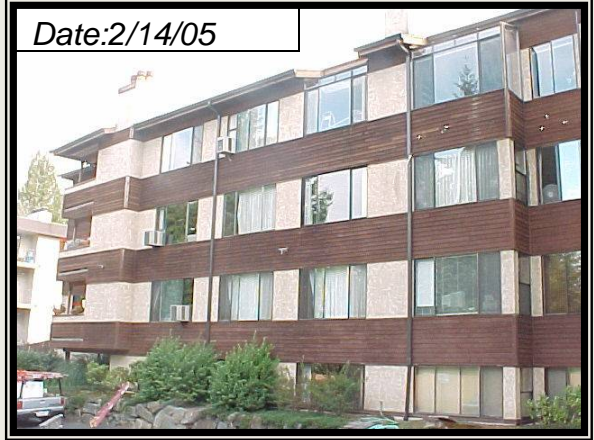
**INVESTIGATION FINDINGS FROM:
Your Building Condominiums**

Site Address:

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Site Representative:

Site Representative Name



The Your Building Condominiums is clad with stucco and cedar lap siding panels.



Flashing details between the stucco panels and cedar siding are insufficient.



Flashing terminates short of window perimeters, leaving the top edge of the cedar siding exposed to potential water intrusion.



Cedar corner trim details such as this one do not have sheet metal caps. These end cuts and the joint between the corner boards are unprotected from the weather.

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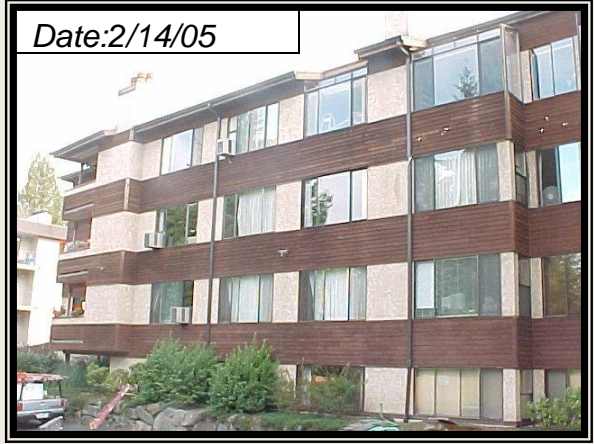
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Further investigation of the details between Units 102 and 202 was performed.



The stucco is applied tightly to the edges of the windows. There should be expansion joints installed between dissimilar materials.



Siding was removed in multiple locations for inspection of the building paper, flashing details, and sheathing.



Building paper was found to be reverse-lapped on top of the nailing flanges at the bases of the windows. This could allow water to get behind the building paper at this location.

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Siding was removed in multiple locations for inspection of the building paper, flashing details, and sheathing.



The building paper is lapped shingle-fashion over the top of the window flange (Green Arrow), it is reverse-lapped running behind the flashing at the head of the window and the stucco (Red Arrow).



The continuance of flashing from the top of the stucco panel onto the head of the window is not imbedded in sealant at the head of the window.



This is not a true flashing of the head of the window as the flashing does not cover the entire window head and it is not lapped shingle-fashion.

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Tatley-Grund technicians located damage to the building paper, exterior gypsum sheathing, and framing members at the Unit 207 deck.



Water staining was present on the framing members, plywood decking below the topping slab, and gypsum sheathing as the plywood was removed from the soffit of the deck.



Flashings at the front edges of the decks do not tie into a membrane below the topping slab, but rather are caulked to the face of the slab. This sealant displays multiple points of failure.



Decay was observed in the post and the rim joist of the deck as the exterior gypsum sheathing was removed.

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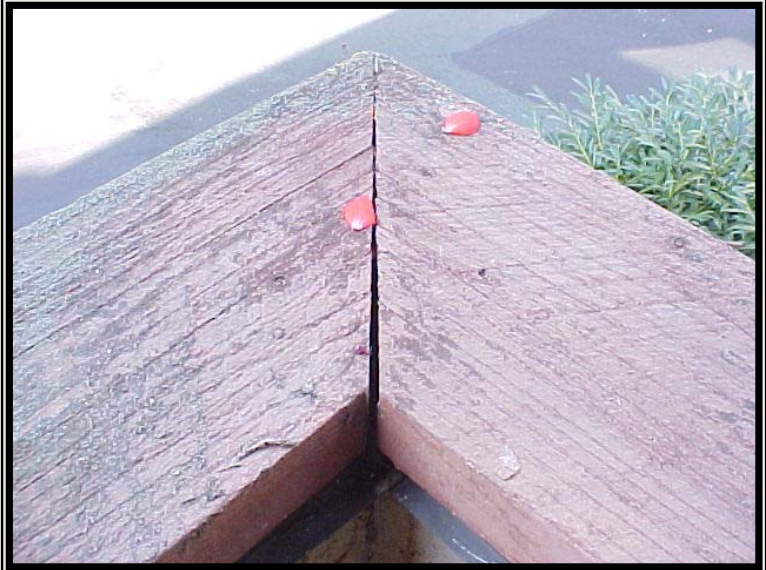
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Above the damaged post and rim joist shown on the previous page, the mitre joint in the corner of the wood parapet cap is unsealed and there is no metal parapet cap flashing present.



The mitre joint in the wood parapet cap is unsealed.



Water damage is present on the top plate of the parapet wall below the wood cap at the corner of the deck.



There are no boot flashings present where the deck parapet walls interface the vertical stucco walls. Water damage to the top plate of the parapet wall is present at this transition.

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The upturned edge of the roofing membrane is exposed at this location. The building paper from the wall of the housing does not overlap the membrane and the plywood at this corner is deteriorated and decayed.



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The corners in the coping on the elevator housing do not overlap, leaving an opening and potential opportunity for water intrusion.



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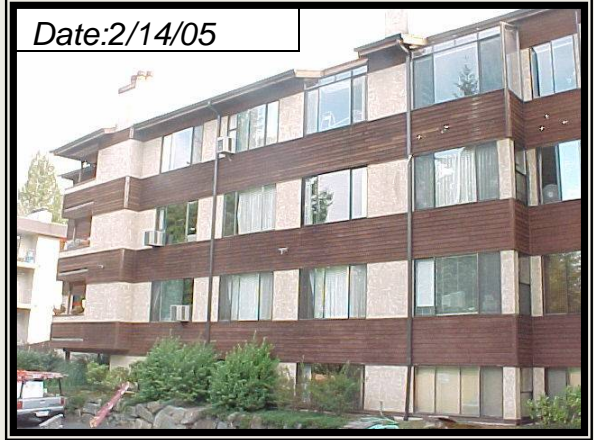
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Unsealed penetrations through the cladding.



The vent ducting is detached from the vent cover. Water migrating behind the vent cover could potentially travel behind the cladding and into the interior wall cavity.



Unsealed penetrations through the cladding.



The windows in place at the Your Building Condominiums have no true expansion joint between the stucco cladding and the window frame. The perimeter is sealed however, and is observed to be in failure at every location reviewed.

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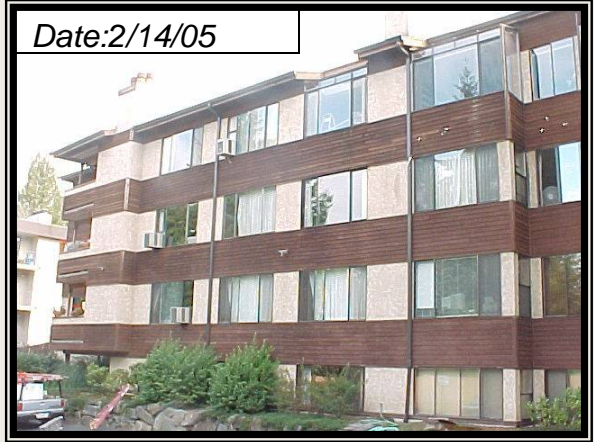
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Unsealed penetrations through the cladding.



The wood trim at the sill of the window here is in contact with soil. This condition is causing the wood trim to rot/decay.



The wood trim at the sill of the window here is in contact with soil. This condition is causing the wood trim to rot/decay.



These seams in the flashing detail at the corner of the stucco outside unit 204 are unsealed and not fastened securely.