

SUBMITTED TO	DISTRIBUTED TO	SITE VISIT #
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SITE ATTENDEES	PROJECT LOCATION	ENVIRONMENTAL CONDITIONS
Wendy Klein, CDP Robert Wait, LMC Mark Carrick, LMC Quinten McElvain, Waechter Judson Moore, Waechter Marco Rojas, KO	783 SE 185th Avenue, Portland, Oregon 97233	46F, 76% RH Overcast, raining

SITE VISIT

The Rockwood 10 project is a new construction project located in NE Portland, Oregon. The requested site observations on February 25th, 2021 were related to the installation of the above grade WRB/AB installation, window installation and the preliminary installation of flashings and claddings. The intent of the inspection and observations is to determine compliance with manufacturer's requirements and installations instructions as well as project specific details.

All products are to be installed per manufacturer's installation instructions and/or project details and specifications, whichever is more stringent. Installed products must be compatible with adjacent materials and approved by the manufacturer(s).

Our observations of conditions are limited to the areas observed on February 25th. Below is a photo appendix of our observations followed by an executive summary.

Additional photos were taken while observing the installed work. Not all photos are included in this report, but are available upon request.



- 1 .01** This is the North elevation of building B. WRB/AB installation is nearing completion and all windows have been installed.



- 1 .02** Building B- using fasteners to hold the WRB/AB up for integration with through wall flashing leaves several large holes in WRB/AB. Use tape for this purpose which won't result in such damage.



- 1 .03** Building B- Flashing installation is incomplete around window. If this flashing is to be stripped into WRB, back leg height will need to be taller. How will pinhole at outside corner be sealed?



- 1 .04** Borate treated lumber needs to be stored out of the rain. Heavy rains can wash borate salts out of the wood. Provide protection for borate treated furring (plastic tarp) or move under cover.



- 1 .05** Building A- there is a large gap between the jamb and the back dam. Additional framing will be necessary at the back of the jamb and the additional framing must be wrapped with SAM. Connect the jamb wrap to the back angle wrap.



- 1 .06** Building A- there are a number of locations with fairly poor adhesion of SAM. Substrate must be primed (sufficient time must be allowed for the primer to flash), and then installed SAM must be rolled for proper adhesion. Remove and replace SAM that is not adhered to the substrate.



- 1 .07** Building A- there are a number of locations with fairly poor adhesion of SAM. Substrate must be primed (sufficient time must be allowed for the primer to flash), and then installed SAM must be rolled for proper adhesion. Remove and replace SAM that is not adhered to the substrate.



- 1 .08** Building A- Outside corner of back dam- SAM installation is discontinuous. SAM must be continuous around the corner and must extend to full height of back dam.



- 1 .09 Building A- Sill pan waterproofing is discontinuous. Jamb and sill SAM must form continuous sill pan.



- 1 .10 Building A- Sill pan waterproofing is discontinuous. Jamb and sill SAM must form continuous sill pan.



- 1 .11 Building A- SAM installation is discontinuous. SAM must be continuous and must extend to full height of back dam. Remove and replace SAM which is not well adhered to other SAM at sill.



- 1 .12 Building A- SAM is reverse lapped around jamb. This needs to be replaced with properly sequenced materials.



- 1 .13 Building A- There is a hole in the insider corner of the sill pan SAM. Remove and replace.



- 1 .14 Building A- Repair damage to WRB around rough opening.



- 1 .15 Building B- There is a a clear void in the SAM pre-wrap. Repair or replace.



- 1 .16 Building B- There is a a clear void in the SAM pre-wrap. Repair or replace.



- 1 .17 Building B- WRB is damaged just below the seam tape. Repair using WRB and WRB tape.



- 1 .18 Building B- Second floor window on East elevation. Air seal has visible voids at bond line with window. Repair air seal using the originally installed sealant.



- 1 .19 Building B- Second floor window-backer rod is visible through the sealant joint. Verify that backer rod has been placed far enough back to allow for minimum depth of sealant. Repair this joint.



- 1 .20 Building B- North elevation, cladding installation has begun and the floor line flashing detail is exhibiting significant oil canning. Options to minimize or eliminate oil canning include fabricating flashing with pencil ribs, using ACM or a honeycomb backed product such as Skyline's Skycore product.

CONCLUSIONS

Window and WRB installation is nearing completion on Buildings A and B, while installation has just begun on Building C. In general, the WRB/AB is being installed well, however, there appear to be some issues at the back dams for the storefront sill pans that will need to be addressed. The lack of adhesion of the jamb SAM at several locations is concerning, as it appears that either primer wasn't installed, primer wasn't allowed to flash before installing SAM, or the SAM is not being rolled properly to promote adhesion to the substrate.

Window installation and air barrier sealant installation were observed at a number of locations and was observed as having been installed well, with the few exceptions noted.

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End of Report

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