

SUBMITTED TO	DISTRIBUTED TO	SITE VISIT #
Wendy Klein, CDP	Wendy Klein, CDP Robert Wait, LMC Mark Carrick, LMC Quinten McElvain, Waechter Judson Moore, Waechter Reed Ledbetter, LMC Dylan Dalton, LMC	5

SITE ATTENDEES	PROJECT LOCATION	ENVIRONMENTAL CONDITIONS
Dylan Dalton, LMC Tom Michie, LMC Martin Houston, QEC	783 SE 185th Avenue, Portland, Oregon 97233	60F, 75% RH Overcast

SITE VISIT

The Rockwood 10 project is a new construction project located in NE Portland, Oregon. The requested site observations on July 14th, 2021 were related to the building enclosure components currently being installed. Areas of specific review included integration of MEP components, windows, and flashing with the WRB system.

Our observations of conditions are limited to the areas observed on July 14th. 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.



- 5 .01 WRB and window installation is complete at buildings A and B. Cladding and flashing installation is underway but has yet to be completed. Work on soffits in the tuck under parking is ongoing.



- 5 .02 Building A- Verify that all seams in WRB are properly integrated and sealed prior to installing cladding.

All WRB is and will be inspected and corrected with photo documentation prior to installation of siding. Inspections performed at each wall line/elevation as work progresses around buildings.



- 5 .03 Numerous penetrations have been removed and re-installed at different locations. Re-install sheathing and WRB as necessary, sequencing in a shingle lapped fashion.

Fire sprinkler access panels relocated. Sheathing repaired. WRB/SAM will be corrected prior to siding elevation.



- 5 .04 Storefront sill can detailing should be completed prior to installation of storefront framing members. This miter joint needs to be detailed per manufacturer's instructions.

As per site walk 7/21/20 (LMC, QEC, Blackline) - sill can detailing installed as per Blackline storefront system submittal.

SAM install at these locations installed after window wrap sequence and in place only for the purposes of gasketing at rain screen nailing - no integration into window wrap sequence. Use of sealant in this manner approved by Henry. Acceptable as per phone conversation with Martin Houston 7/22/21.



Buildings wrapped with WRB prior to mechanical ducting penetrations. Detailing will be performed prior to belly band install at these locations. Buildings C & D.



5 .05 There are numerous instances of reverse lapped SAM. While terminating the top edge of SAM with sealant is a repair to be used sparingly, it should not be confused as a basis of design detail. Properly sequence WRB and SAM components to prevent reverse laps.

5 .06 Detailing around exhaust ducts is incomplete. Detail using SAM cut slightly that the pipe diameter and complete detail with liquid flashing from SAM to duct.



5 .07 Related to item 5.03. Detailing around this re-located electrical J box is incomplete.

Electrical J-box relocated to opposite wall at building C unit entries. Sheathing repairs complete as of 7/19/21. WRB corrections will be made prior to siding these areas.



5 .08 The consistency of reverse lapped installations of SAM and WRB is far too consistent. WRB and SAM are to be properly shingled to shed water.

Building C - SAM reverse laps will be corrected prior to siding install. Photo documentation to follow at that time.



- 5 .09 Project specific details (11/A6.14) indicate a sealant joint from window head to flashing. Verify that minimum joint size of 1/4" had been provided at all window heads.

This condition will be corrected prior to siding 1st floor building C. Photo documentation to follow at that time.



- 5 .10 Detailing of frost free hose bibs with flex wrap has resulted in poor adhesion to the pipes. This interface needs to be detailed with SAM and liquid flashing to properly integrate the hose bib with the WRB.

Corrected. This will be corrected on all locations going forward.



- 5 .11 Electrical wiring for HVAC equipment is being run through the rainscreen and protected with nailing plates. Verify that this meets electrical code requirements for the type of electrical conduit required in this location.

Inspected by COG on 7/13/21 -
Passed by inspector for cover.



- 5 .12 Detailing of conduits on Building F appears incomplete or poorly installed. SAM should be fully adhered to sheathing substrate and carried out onto the conduit. Additional detailing can be completed using liquid flashing.

Item completed as of 7/22/21



- 5 .13 Detailing of drain pipe with flex wrap has resulted in poor adhesion to the pipe. This interface needs to be detailed with SAM and liquid flashing to properly integrate the drain pipe with the WRB.

Corrected 07/21/21. This will be corrected on all locations going forward.



- 5 .14 It appears that sheet metal has been damaged during installation by impact from hammers. Damaged sheet metal shall be removed and replaced with undamaged sheet metal.

Corrections in progress as of 7/16/21 - ongoing.



- 5 .15 It appears that sheet metal has been damaged during installation by impact from hammers. Damaged sheet metal shall be removed and replaced with undamaged sheet metal.

Corrections in progress as of 7/16/21 - ongoing.



- 5 .16 Verify that completed roof venting details (Building F) are in line with project specific detailing.

As per QEC, LMC site walk 7/21/21, these details have been confirmed. Additional blocking added under eave to ensure adequate venting. Condition exists only on 1 wall line of south elevation due to offset gable/roof slope.



5 .17	<p>Building A- Sealant joints between storefront subsill and flashing appear to have been installed without proper tooling. Remove improperly installed sealants joints and replace following manufacturer's requirements for installation and tooling.</p> <p>Corrections in progress 7/22/21</p>	5 .18	Not Used
5 .19	Not Used	5 .20	Not Used

CONCLUSIONS

Cladding installation is ongoing on buildings A and B. Cladding installation is underway on Building C. WRB and windows are largely complete on buildings C-E.

Relocation of MEP penetrations appears to be occurring consistently across the project and creates challenges for proper sequencing of WRB, SAMs and flashings. Coordinate installation of MEP components to avoid removal and re-installation.

The frequency of reverse laps in the WRB system is far too common. Reverse laps indicate a misunderstanding of sequence and should be the exception rather than the rule. Treating a reverse lap with sealant should be the approach of last resort, as the WRB /SAM system needs to properly shingle.

Verify that there is adequate space between head flashings and windows for the installation of the sealant joint indicated on 11/A61.4.

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End of Report

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