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503.328.9549
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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	**4**

SITE ATTENDEES	PROJECT LOCATION	ENVIRONMENTAL CONDITIONS
Dylan Dalton, LMC Tom Michie, LMC Martin Houston, QEC	783 SE 185th Avenue, Portland, Oregon 97233	56F, 77% RH Light Cloud Cover

SITE VISIT

The Rockwood 10 project is a new construction project located in NE Portland, Oregon. The requested site observations on June 16th, 2021 were related to the building enclosure components currently being installed. Areas of specific review included integration of HVAC components and sill flashing on Building E.

Our observations of conditions are limited to the areas observed on June 16th. 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.

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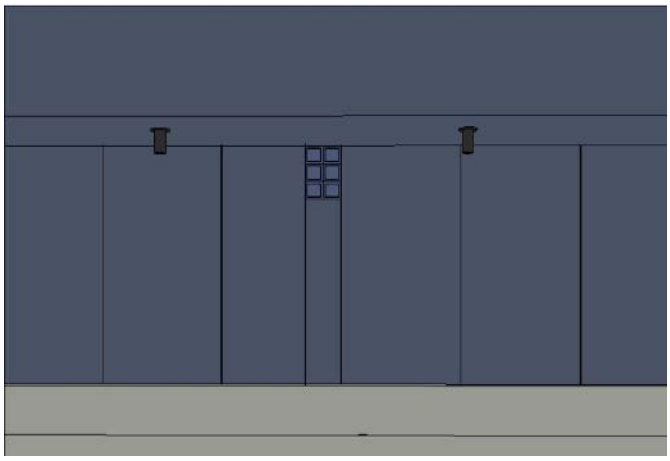
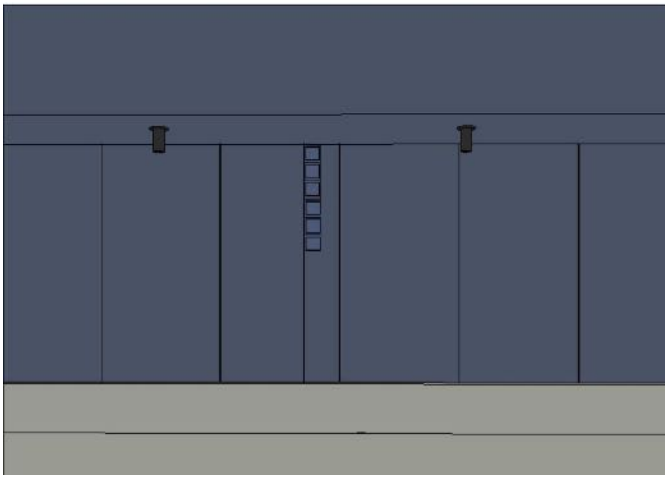
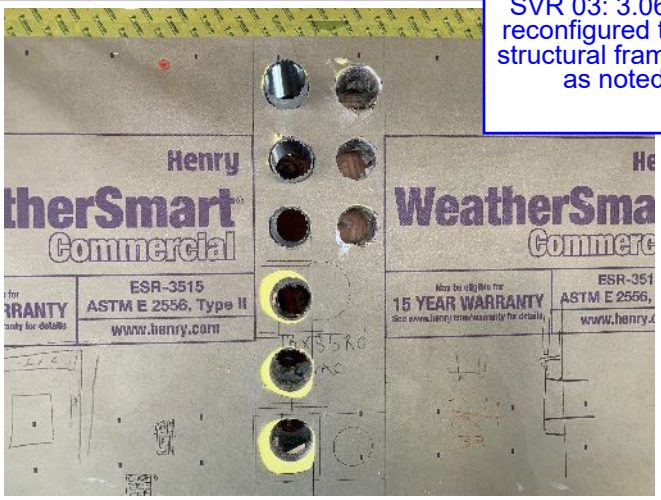




4 .01	Waechter response to RFI 357 called for dryer vents to be arranged with three vents vertically and two rows of vents horizontally at the West wall of Building A at the tuck under parking.
4 .02	Vents will need to be arranged as shown above due to conflicts with framing members in the exterior wall.

Please see responses to SVR 03: 3.06. All exhausts reconfigured to work around structural framing constraints as noted by QEC.



4 .03	This image indicates the installation of the six vertically stacked vents. The three holes to the right will need to be filled in and WRB repaired. Note solid framing in the three holes to the right.
4 .04	This image taken from the interior shows the conflict with a structural post on the left and the intersecting wall to the right. The six holes as shown are the only practical location for the dryer vents.

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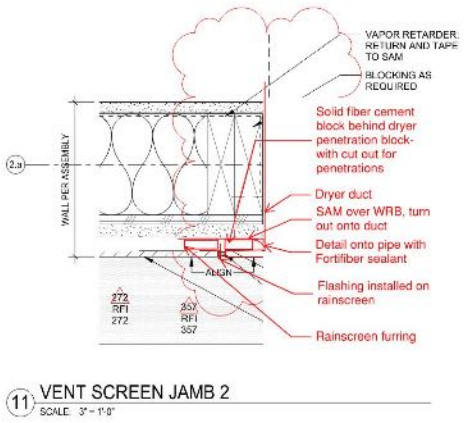

4 .05	The original detail for the dryer vent indicates a pre wrap of the rough opening (not realistic with a round penetration). Proposed revised detailing includes no pre-wrap of rough opening, SAM installed over WRB and onto duct work, additional detailing using Fortifiber sealant from SAM to ductwork, and a solid block behind the six vent covers. The solid block is used to flush out the vent cap with adjacent claddings. Due to the location of these vents well under cover, a head flashing is not required.	**4 .06**	LMC team has mocked up alternate window sill flashing for Building E. This alternate is due to differing dimensions between concrete stem wall and window sill (Reduced from original design). There is a small area of the flashing which has no slope. While not ideal, it does not appear that an alternate flashing configuration is possible. Proceed with configuration of flashing reviewed on site.
	RFI #465 (pending WA response) and SVR 03: 3.06 addresses this detail - photo's attached to SVR 03 responses.		RFI #445 for reference.
4 .07	Not Used	**4 .08**	Not Used

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CONCLUSIONS

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

The dryer vent penetrations on Building A cannot be arranged as indicated on RFI 357 due to conflicts with framing members. Additionally, the detailing proposed works well for most penetrations other than dryer ducts. See suggested revised detailing in Item 4.05.

The originally designed sill flashing for windows at the stem wall is proving problematic due to differences in dimension between stem wall and window sill. That dimension in the field is reduced from the original design, requiring an alternate flashing configuration. LMC Has nocked up the flashing proposed for this application, noted in Item 4.06. It does appear that consistent sloped flashing may not be possible due to dimensional limitations. LMC may proceed with this alternate flashing configuration pending review from Waechter.

DISCLAIMERS

You have hired QEC as a consultant. The scope of QEC's work is limited to visual observations. We do not remove any exterior cladding, windows, or building components. As a result, there may be construction issues or defects which are not visible and not identified by QEC. Concealed issues and defects include water intrusion, structural damage, and microbial growth. You recognize and acknowledge that QEC is not responsible or liable for identifying construction issues or defects which are 1) not part of QEC's scope of work; and 2) not readily and visually observable.

If we produce repair guidelines for you, those guidelines are based on, and limited to, our visual observations. There may be additional repairs required as a result of concealed conditions. Again, QEC has no obligation to identify any concealed issues or defects. We make no warranties or guarantees relating to our visual observations or repair guidelines.

Our reports, guidelines, and work product are intended only for your use and information. Third-parties may not rely on any of QEC's work product. In the event a third-party claim is asserted against QEC arising out of our work for you, you agree to indemnify, defend, and hold harmless QEC.

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End of Report