

Community: Red Mill 1 Condominiums
17745 134th Lane SE
Renton, WA 98058

Location: Community Cabana

Moisture Intrusion Inspection

On July 23, 2015 Integrity Group conducted an intrusive inspection and evaluation of Association concerns related to water damage located at the Red Mill 1 Condominiums Cabana. The purpose of this inspection was to inspect and evaluate interior damages caused by moisture intrusion, determine cause and provide those findings. This report also provides repair recommendations for the affected areas.

Upon completion of this inspection, Integrity Group findings are as follows.

Interior Conditions

- 1) Moisture damage evidence at lower drywall locations along the exterior bump out plate line and lower wall area
- 2) Moisture damage evidence to wall base, carpet, pad and tack strip at exterior plate line
- 3) Exposed wall assembly produced evidence of moisture intrusion and damage at following locations
 - a) Wall plate anchor bolts
 - b) Insulation
 - c) Exterior drywall and wall framing members
- 4) Evidence of moisture intrusion along lower exterior wall, between top of footing and wall plate, below window locations

Exterior Conditions

- 1) No defective areas observed or source of intrusion identified
- 2) Soil elevation above foundation line and sloped towards building structure
- 3) Irrigation sprinklers hitting affected wall with soil saturation

Findings and Recommendation

- 1) Moisture penetration and intrusion identified from rock faced area at front bump out
- 2) High moisture level readings at sill plate and lower exterior drywall
- 3) Findings produced evidence of envelope failure at bump out rock faced area
- 4) Based upon inspection findings, Integrity Group recommends the following repairs
 - a) Remove rock faced under window elevation – Store for re-use
 - b) Remove exterior drywall, flashings and exterior envelope components to wall framing
 - c) Remove elevated soil and landscape to proper height - Not to exceed foundation level (Recommend 2" below top of footing)
 - d) Integrity Group inspection to discuss and verify findings and repair methodology
 - e) Replace envelope assembly and rock faced



Cabana – Affected Area



Interior Moisture Intrusion Damage – Bump Out



High Moisture Level Readings at Base, Carpet, Pad and Tack Strip



Interior Wall Moisture Damage



Moisture and Soil Intrusion Between Footing and Wall Plate



Moisture Damaged Wall Insulation and Exterior Gypsum Board



Moisture From Window to Lower Wall Transition



Moisture From Exterior Gypsum Board and Wall Plate



Soil Elevation Higher Than Footing



Affected Bump Out Area



Affect Bump Out Area – Right Side



Soil Elevation Higher Than Footing