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March 5, 2015

Tatley – Grund, Inc.
Building Repair Specialists
1115 No. 97th Street
Seattle, WA 98103

Attn: Stace Grund, President

Re: Renaissance Condominiums – Seattle, WA

Dear Mr. Grund:

OAC Services, Inc. (OAC), per your request, has visited the above reference site to review the installation of the fluid applied flashing system incorporated into this project. We first visited the site on June 1, 2009 and provided a report of our findings dated July 24, 2009. We visited the site again on February 17, 2015 to review the current condition of the flashing system. During our recent visit we met with the Tatley-Grund, Inc. crew performing the investigation and based on our observations we offer the following information.

Background:

As noted in our July 24, 2009 report Tatley-Grund, Inc. resided and installed new windows at this facility in 2005. The purpose of our current site visit, as it was in our 2009 review, was to verify the current condition of the fluid applied flashing system.

It is our understanding that the original material installed at this project was known as BEI PM-7000 and is light grey in color. We understand that BEI has since partnered with PROSOCO, Inc. who now manufacturers this material as R-Guard FastFlash which is now a deep red color. To reflect the current naming convention, we will refer to the PM-7000 as FastFlash throughout the balance of this report.

In our July 24, 2009 report we reported that the flashing material was performing as intended, we found no adverse conditions, all surfaces were dry and in good condition, and no degradation of the product used within the assembly as observed.

The same SW corner of the building and the same unit, i.e., Unit 128, was again utilized for the investigation. Again the siding and window were removed to allow the wall sheathing and the rough opening framing to be observed. In addition, an opening was made on the interior of the building below the window that was removed to observe the condition of the wall cavity.

The SW corner of the facility was chosen for this investigation for its exposure to the weather. Typically in Seattle the South and West elevations are exposed to the more severe weather patterns of wind and rain.

Observations:

At the time of our visit to the site portions of the siding had been removed and the weather-resistive barrier was exposed at the SW corner of the building. In addition, a West elevation window had been removed to expose the rough opening framing. The removed window is the closest window to the SW corner of the building.

Exterior:

- The weather-resistive barrier was lapped correctly with the penetration wraps installed around the rough opening
- The penetration wraps were tied into the rough opening with the FastFlash membrane system. The penetration wraps are a product called Sure-Flash. This is a recommended product by FastFlash manufacturer.
    - We found all surfaces of the Sure-Flash tied together with the FastFlash product
- We found no indications of water penetration around the perimeter of the window and the adjacent sheathing in the area that was opened for observation
- A metal head flashing was installed over the window and lapped into the weather-resistive barrier in the correct shingle lap fashion

Interior:

At the time of our visit the window liner had been removed from the interior perimeter of the window. An opening in the interior gypsum wall board (GWB) had been removed below the window opening, where the window had been removed, to allow the interior of the exterior wall cavity to be viewed.

- We noted visible signs of the FastFlash around the perimeter of the window on the rough opening. The material was well adhered to the rough opening.
- A sealant joint had been applied between the interior edge of the vinyl window and the FastFlash that had been wrapped into the rough opening from the exterior. The sealant joint had been installed around the entire perimeter of the window and was well adhered to the FastFlash and the vinyl window.
- We noted some darkened wood framing at the sill of the rough opening. The staining the wood framing appeared to be the same staining we had noted in 2009 and surmised that the staining was most likely from the time prior to the residing project ten years ago. The

framing of the rough opening was dry and there were no signs that any of the framing that had been wet since the time of the residing work.

- In review of the wall cavity we found no signs of moisture within the wall cavity. All surfaces and the insulation were dry within the cavity.

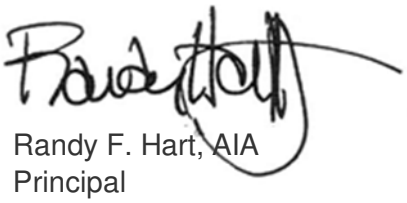
Conclusions:

Based on our review the installation and the present condition of the various materials comprising the assembly, we feel the FastFlash system is performing as intended. We found no adverse conditions related to the use of this product to any of the materials observed. All surfaces were dry and in good condition.

We found no degradation of the FastFlash product used within the assembly.

We hope we have provided the information you need. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Randy F. Hart, AIA
Principal

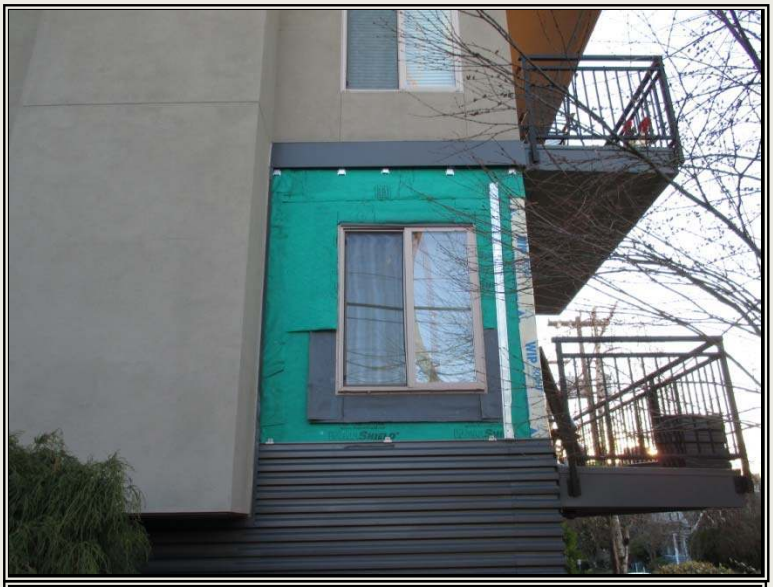
TATLEY-GRUND,INC.
Building Envelope Investigations Division
1115 N. 97th St. Seattle, WA 98103

INVESTIGATION FINDINGS FROM:
Renaissance
Site Address:
810 Taylor Avenue North Seattle, WA
Site Representative:

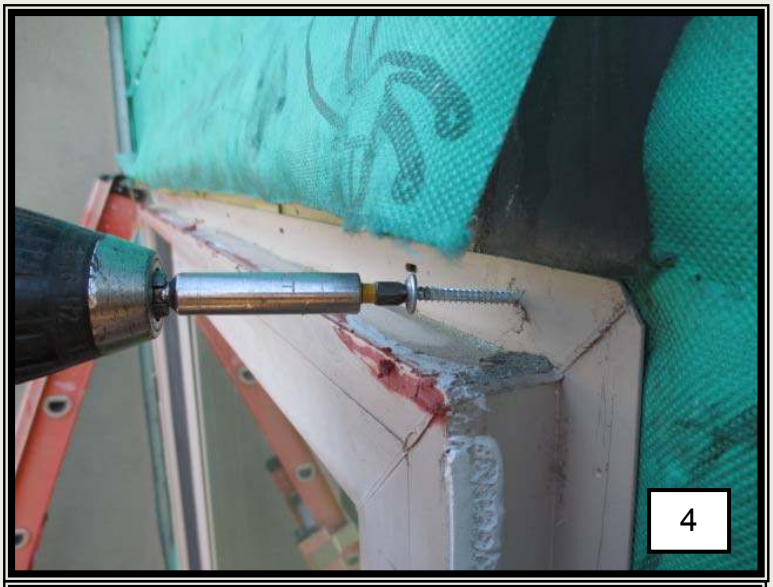
Date: 2/17/15

Tatley-Grund was contracted to perform a strip and reclad of the Renaissance Condominium Building in 2005. A wet flash system sponsored by BEI was used on the windows installations.

An inspection of the BEI Wet-Flash System after ten years of service was conducted by Tatley-Grund on February 17, 2015.



The surrounding metal cladding was removed to expose the window. The BEI Wet-Flash System was also inspected at the five year mark, and found to be performing as intended.



Mechanical fasters that secure the window were found to be corrosion free upon removal. The Vapro-Shield Weather Resistant Barrier was observed in good condition.

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A cutout in the wallboard was made to observe the conditions in the wall cavity below the windows rough opening.

No staining was observed on the inboard side of the sheathing or the framing members and the insulation was noted clean and dry.

The BEI Wet-Flash is maintaining excellent adhesion to the wood substrate at the head and jambs of the rough opening.

The Sure-Flash at the sill of the window is fully embedded into the Wet-Flash liquid applied membrane. No signs of water intrusion were visible at the framing of the rough opening.

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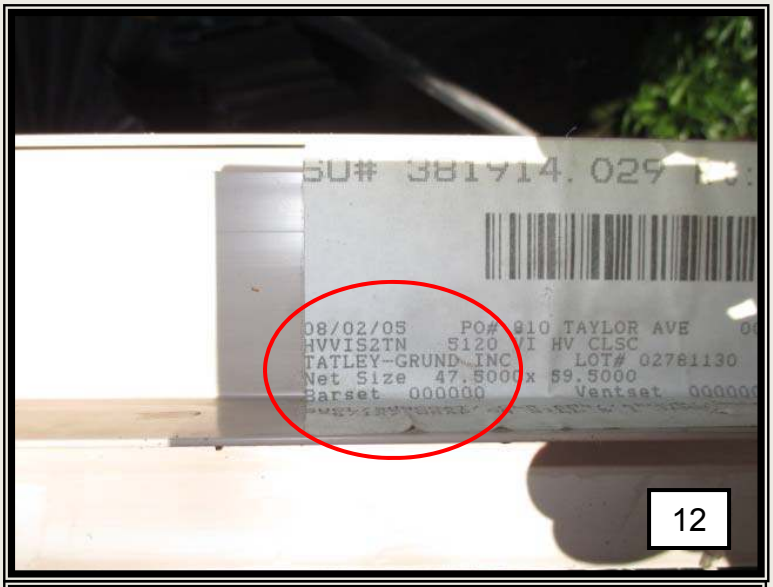
The Wet-Flash membrane is applied 9 inches above, and two inches into the rough opening of the Dens-Glass sheathing. No staining was observed on the exterior sheathing above the window opening.

The Dens-glass exterior sheathing below the Sure-flash at the sill of the opening was noted to be in as new condition. No deterioration or staining was observed on the face of the Dens-Glass.

Moisture Meter Readings (MMR's) were gathered from the framing members after the windows removal. All readings were recorded in the normal range.



The tag on the jamb of the Milgard window is still legible, showing the born on date, of August 2nd, 2005. All components of the installation are performing as designed.