



Vintage Grand Condominium

CONDITION ASSESSMENT

Presented To: Vintage Grand Condominium Association, Inc.
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DELTA ENGINEERING & INSPECTION



Stucco and Trim

Substantial repairs or replacement in whole or in part will be required, as well as to identify hidden wood frame damage within the building due to:

- **Existing deficiencies**
- **Faulty original construction**
- **Facilitate window replacement**
- **Wood frame damage**

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Sealants

The sealants are in Poor condition and at the end of their estimated useful life:

- **Sealant Adhesion Failure**
- **Omission of Backer Rod**
- **Over-banding of Sealants**
- **Omission of Sealant**
- **Remedial Repair**

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Windows

The windows are in Fair condition however they are contributing to water intrusion-related issues and the subsequent wood frame damage.

Based on the defects observed, age, and condition of the windows, it is recommended that the windows be replaced in conjunction with the removal and replacement of stucco and framing repairs.

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Windows

Deficiencies include:

- Inadequate Window Flashing and Installation
- Inadequate Installation
- Failed Window Seals
- Sealant Adhesion Failure

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Destructive Investigation

- **Areas of stucco were opened with the intent to uncover hidden wood frame damage and other potential construction deficiencies.**
- **Observation openings exhibited extensive wood framing damage caused by water intrusion, wood rot decay, or termites.**

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Preliminary Opinions

Water has penetrated the building envelope to the extent that it has caused wood rot decay and termites which has compromised the integrity of the exterior wall system, thereby creating a “*concern*” for its overall structural condition.

These conditions will potentially worsen, thus resulting in greater risk and expense for the Association.

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Preliminary Opinions

Methods for the discovery of hidden damage:

- **Cutting several observation openings**
There is a risk of not uncovering all areas of damage.
- **Removal of all the stucco and sheathing in part or in whole around the exterior of the building(s).**

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Recommend Repair Scope

- **Removal and replacement of stucco cladding**
- **Repair structural damage to wood framing**
- **Replace sheathing with Thermoply or plywood**
- **Install connectors, anchors and strapping**
- **Replacement of windows and flashing and tie windows with secondary WRB**
- **Replace stucco and accessories including weep screeds and flashing**
- **Repaint and caulk**

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